

Carillon Beach Association Inc.

2026 Budget

January - December 2026

	<u>HOA - Operations</u>
Revenue	
304000 Quarterly Assessments	
304010 ASSESSMENTS - LOTS/HOMES 300	\$ 1,725,261.45
304012 ASSESSMENTS/DOWNTOWN 4.585	\$ 30,215.94
304014 ASSESSMENTS - TOWNHOUSES 1.5	\$ 11,228.52
304017 ASSESSMNTS - C INN 9.125	\$ 51,799.84
304018 ASSESSMENTS - SUNRISE/SUNSET 9	\$ 74,605.27
Total 304000 Quarterly Assessments	\$ 1,893,111.02
304015 LATE FEES	\$ 5,000.00
304016 PAST DUE INTEREST CHARGED	\$ 1,500.00
304020 TRASH COLLECTION FEES	\$ 140,525.00
304030 KIOSK REVENUE	\$ 2,000.00
304035 CBI - HOA SHARE WEDDINGS	\$ 5,625.00
304040 GOLF CART RENTAL REVENUE	\$ 54,000.00
304041 BEACH SERVICE	\$ 150,000.00
304045 RESERVES - INTEREST INCOME	\$ -
304047 OPERATING - INTEREST/MONEY MKT	\$ 35.00
304050 CARILLON BEACH-FL WEBSITE	\$ 5,000.00
304093 QTRLY ADMIN FEE	\$ 35,000.00
304149 OTHER - RFID DECALS	\$ 5,000.00
304150 GOLF CART REV- OWNERS DECALS	\$ 500.00
304151 ASSOCIATION IMPACT FEE	\$ 50,000.00
304990 CONSTRUCTION FEE - NON REFUNDABLE PORTION	\$ 25,000.00
304994 ESTOPPEL ADMIN FEE	\$ 5,000.00
304999 CAPITAL CONTRIBUTIONS	\$ 100,000.00
405003 FRONT GATE- GUEST FEE INCOME	\$ 250,000.00
Total Revenue	\$ 2,727,296.02
Gross Profit	\$ 2,727,296.02
Expenses	
400000 General and Administrative Expenses	
405010 ACCOUNTING	\$ 61,600.00
405011 Audit Fees	\$ 20,000.00
405015 OFFICE - RENT EXPENSES	\$ 67,150.00
405017 RESERVES STUDY/INS APPRAISAL	
405020 TELEPHONE & INTERNET EXPENSE	\$ 25,000.00

405021 WEB MAINTENANCE / MARKETING	\$	20,700.00
405022 COMPUTER HARDWARE/SOFTWARE	\$	5,700.00
405029 POSTAGE & FEDEX	\$	1,000.00
405030 OFFICE SUPPLIES	\$	5,500.00
405030.1 OFFICE ADMIN SUBSCRIPTIONS AND SERVICES	\$	10,000.00
405031 OFFICE FURNITURE & EQUIPMENT	\$	4,600.00
405034 KIOSK EXPENSES	\$	3,500.00
405035 LEGAL EXPENSE	\$	15,000.00
405039 FEDERAL AND STATE INCOME TAXES	\$	2,400.00
405040 HOA - HOUSE NAME SIGNS	\$	2,000.00
405040.1 HOA - COMMUNITY SIGNS	\$	5,000.00
405042 MEMBERSHIP DUES & EDUCATION	\$	1,500.00
405090 ADMINISTRATIVE EXPENSES	\$	5,000.00
405091 Payment Processing Fees	\$	20,000.00
405092 COMMUNITY CAT PROGRAM	\$	5,000.00
Total 400000 General and Administrative Expenses	\$	280,650.00
405000 Gate House Expenses		
405060 GATE HOUSE SERVICES	\$	165,000.00
405062 GATE HOUSE MAINTENANCE	\$	6,000.00
405062 GATE HOUSE RFID'S	\$	2,000.00
405063 GATE HOUSE PASSES	\$	1,500.00
Total 405000 Gate House Expenses	\$	174,500.00
405070 SAFETY & SECURITY EXPENSES & REPAIRS		
405072 FLOCK SECURITY CAMERAS	\$	11,200.00
405074 PLANET SECURE	\$	16,500.00
405075 SYMLIV	\$	2,500.00
Total 405070 SAFETY & SECURITY EXPENSES & REPAIRS	\$	30,200.00
405082 Repair & Maintenance		
405088 GRAVEL & ROCK REFRESHES	\$	35,000.00
405110 M - STREETS/SIDEWALKS/PAVERS	\$	18,000.00
405115 M - STREET LIGHTS MAINT	\$	10,000.00
405117 M - GROUNDS MAINT PINE STRAW	\$	30,000.00
405118 M - GROUNDS MAINT COMMON AREA LANDSCAPING	\$	158,225.02
405119 M - GROUNDS MAINT OUTSIDE CONTRACTED SERVICES/VENDORS	\$	5,000.00
405120 M - GROUNDS MAINT LABOR	\$	532,000.00
4051203 M - LAKE CARILLON MAINT	\$	17,800.00
405121 M - IRRIGATION	\$	4,000.00
405122 M - ANNUALS/PERENIALS	\$	5,000.00
405123 M - TREE TRIMMING	\$	25,000.00

405135 M - DUNE WALKOVERS & PAVILIONS	\$ 8,000.00
405136 M - PROMENADES INC COTTAGES	\$ 2,500.00
405140 M - FRONT GATE MAINT	\$ 4,300.00
405142 M - PLAYGROUND EQUIPMENT	\$ 1,000.00
405145 M - TENNIS & PICKLEBALL COURTS	\$ 2,600.00
405155 M - BEACH CLUB POOL OPERATIONS	\$ 15,000.00
405160 M - LAKE CARILLON POOL	\$ 19,300.00
405165 M - BELLVIEW PARK POOL	\$ 20,000.00
4051701 M- GATOR EXPENSE	\$ 20,000.00
405177 M - GOLF CART MAINTENANCE	\$ 15,000.00
405180 M - MAINTENANCE EQUIPMENT	\$ 2,800.00
405190 M - GENERAL MAINTENANCE	\$ 83,700.00
405192 M - EQUIPMENT RENTALS	\$ 1,200.00
405194 M - JANITORIAL SUPPLIES	\$ 16,500.00
Total 405082 Repair & Maintenance	\$ 1,051,925.02
405084 Compliance and Covenants Expense	
405085 D - COMPLIANCE/COVENANTS	\$ 24,000.00
Total 405084 Compliance and Covenants Expense	\$ 24,000.00
405200 Utilities	
405215 U - DUNE WALKS & PAVILIONS	\$ 4,800.00
405220 U - GUARD GATE & FENCE	\$ 1,800.00
405221 U - SPRINKLERS - CITY WATER	\$ 1,400.00
405222 U - SPRINKLERS - CITY WATER #2	\$ 28,400.00
405230 U - BEACH CLUB POOL 344 BCHSDE	\$ 8,800.00
405235 U - 407 LAKEFRONT E POOL	\$ 34,300.00
405240 U - 116 PARKSHORE W POOL	\$ 24,900.00
405245 U - STREETS & GROUNDS	\$ 5,500.00
405261 U - HOA OWNERS LNDS DEBRIS DUMPSTR	\$ 42,300.00
405270 U - COTTAGE COURT METER	\$ 10,500.00
Total 405200 Utilities	\$ 162,700.00
405300 Insurance Expense	
405301 I - COM PACKAGE + LIABILITY	\$ 44,176.00
405302 I - COMMERCIAL WIND	\$ 37,532.00
405303 I - DIRECTORS & OFFICERS	\$ 5,400.00
405304 I - UMBRELLA \$15M	\$ 18,337.00
405305 I - TRUCK INSURANCE	\$ 1,180.00
405306 I - CRIME	\$ 816.00
405307 I - WORK COMP(VOL/ETC)	\$ 7,451.00
405315 I - FLOOD INS	\$ 11,456.00

Total 405300 Insurance Expense	\$ 126,348.00
405559 Special Projects	
4056251 SP - CAPITAL PROJECTS PD FROM OPERATING	\$ 20,000.00
Total 405559 Special Projects	\$ 20,000.00
405591 O - RESERVES CONTRIBUTIONS	\$ 160,000.00
405700 Payroll Expenses	
405730 P - PAYROLL	\$ 383,500.00
Total 405700 Payroll Expenses	\$ 383,500.00
405900 Property Patrol Expense	
405953 PP - PROPERTY PATROL OTHER EXP	\$ 5,000.00
405954 PP - PROP PATROL CONTRACT SVCS	\$ 181,500.00
4059541 PP - OFF DUTY SHERIFF	\$ 60,000.00
Total 405900 Property Patrol Expense	\$ 246,500.00
430100 COMMUNITY EVENTS/PROGRAMS	
405521 O - JULY 4TH CELEBRATION	\$ 15,000.00
405529 O- COMMUNITY EVENTS	\$ 45,000.00
405530 O - HOLIDAY DÉCOR	\$ 5,000.00
Total 430100 COMMUNITY EVENTS/PROGRAMS	\$ 65,000.00
Total Expenses	\$ 2,725,323.02
Net Operating Income	\$ 1,973.00
Net Other Income	\$ -
Net Income	\$ 1,973.00

No assurance provided. The financial statements omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America.