

NEWPORT AT TURTLE RUN HOA
Proposed Operating Budget
January 1, 2026-December 31, 2026

	APPROVED 2025 BUDGET	PROJECTED 2025 ACTUAL	VARIANCE	PROPOSED 2026 BUDGET
Accounting Fees	\$1,000	\$500	\$500	\$1,000
Bad Debt	\$2,000	\$0	\$2,000	\$2,000
Legal Fees	\$4,500	\$3,280	\$1,220	\$3,000
Office Expense	\$2,100	\$1,700	\$400	\$1,800
Master Fees	\$8,885	\$8,885	\$0	\$9,239
Taxes & Fees	\$575	\$406	\$169	\$575
Insurance	\$15,000	\$16,991	(\$1,991)	\$18,000
Internet	\$1,400	\$1,390	\$10	\$1,400
Electric	\$15,000	\$14,667	\$333	\$15,000
Water/Sewer	\$2,500	\$4,183	(\$1,683)	\$4,200
Pool Service Contract	\$6,000	\$5,667	\$333	\$5,100
Pest Control	\$750	\$700	\$50	\$750
Management Fee	\$16,800	\$16,800	\$0	\$18,000
Landscape Contract	\$30,000	\$33,600	(\$3,600)	\$33,600
Holiday Lights	\$3,500	\$5,361	(\$1,861)	\$5,000
Security Cameras	\$1,500	\$1,492	\$8	\$1,000
Janitorial	\$3,000	\$500	\$2,500	\$2,000
Irrigation Contract	\$11,400	\$9,600	\$1,800	\$9,600
General Repairs & Maint	\$7,000	\$5,000	\$2,000	\$5,000
Gate Repairs	\$3,500	\$7,500	(\$4,000)	\$5,000
Irrigation Repairs	\$5,000	\$13,000	(\$8,000)	\$5,000
Landscape Extras	\$7,000	\$16,045	(\$9,045)	\$7,000
Tree Trimming	\$5,000	\$4,800	\$200	\$5,000
Preserve Maintenance	\$3,695	\$3,575	\$120	\$3,695
Pool Repairs	\$2,000	\$500	\$1,500	\$2,000
Security Patrol CSPD	\$12,000	\$10,000	\$2,000	\$12,000
Pressure Cleaning	\$1,400	\$1,000	\$400	\$1,400
Reserve - General	\$28,895	\$28,895	\$0	\$24,041
Total Expenses	\$201,400	\$216,037	(\$14,637)	\$201,400
Monthly Maintenance	\$150			\$150