

MAYFLOWER WAY SECTION III CONDOMINIUM ASSOCIATION

2026 Approved Budget
For the period January 1, 2026 through December 31, 2026

	2025 BUDGET at 24	2025 Actual at July 24	2025 Projections at December 24	2026 BUDGET at 24	ANNUAL PER UNIT	QUARTERLY PER UNIT	MONTHLY PER UNIT 24		
INCOME									
Association Fees	\$ 132,201.15	\$ 78,614.85	\$ 134,768.31	\$ 132,852.00	\$ 5,535.50	\$ 1,383.87	\$ 461.29	0%	
Misc Income	\$ 300.00	\$ 175.00	\$ 300.00	\$ 300.00	\$ 12.50	\$ 3.13	\$ 1.04	0%	
	\$ -		\$ -	\$ -	\$ -			#DIV/0!	
TOTAL INCOME	\$ 132,501.15	\$ 78,789.85	\$ 135,068.31	\$ 133,152.00	\$ 5,548.00	\$ 1,387.00	\$ 462.33	0%	
OPERATING EXPENSES									
Office Supplies / Printing / Postage	\$ 600.00	\$ -	\$ 200.00	\$ 600.00	\$ 25.00	\$ 6.25	\$ 2.08	0%	Office supplies.
Management Fees	\$ 7,875.00	\$ 4,375.00	\$ 7,500.00	\$ 8,163.00	\$ 340.13	\$ 85.03	\$ 28.34	4%	3.5% increase in management fees
Auditing, License and Taxes	\$ 350.00	\$ 230.00	\$ 394.29	\$ 372.00	\$ 15.50	\$ 3.88	\$ 1.29	3%	License and Taxes.
Professional Fees-Account/Legal	\$ 1,575.00	\$ 875.00	\$ 1,500.00	\$ 1,632.00	\$ 68.00	\$ 17.00	\$ 5.67	4%	Legal and Accounting fees as a part of Management fees. 3.5% increase in fees.
OPERATIONS / UTILITIES									
Insurance	\$ 44,100.00	\$ 24,576.84	\$ 42,131.73	\$ 34,008.00	\$ 1,417.00	\$ 354.25	\$ 118.08	-23%	Change in insurance for this year
Electricity	\$ 1,650.00	\$ 546.27	\$ 936.46	\$ 2,004.00	\$ 83.50	\$ 20.88	\$ 6.96	21%	Increased based on trends.
Water/Sewer	\$ 25,000.00	\$ 15,220.30	\$ 26,091.94	\$ 30,000.00	\$ 1,250.00	\$ 312.50	\$ 104.17	20%	Water/Sewer increased based on actuals and projections. Increased \$5,000 more
Fire Alarm Repairs	\$ -	\$ -	\$ -	\$ 2,004.00					Fire Alarm Repairs.
Fire Alarm Monitoring	\$ 4,500.00	\$ 6,203.40	\$ 10,634.40	\$ 3,996.00	\$ 166.50	\$ 41.63	\$ 13.88	-11%	Fire Alarm Monitoring based off actuals.
Building Maintenance	\$ 2,200.00	\$ 518.30	\$ 888.51	\$ 3,204.00	\$ 133.50	\$ 33.38	\$ 11.13	46%	Building Maintenance. Each building inspection is \$400 per building. Increased \$1
Recreation Association Fees	\$ 34,335.36	\$ 20,028.96	\$ 34,335.36	\$ 34,692.00	\$ 1,445.36	\$ 361.34	\$ 120.45	1%	Change in Rec Fees.
Contingency	\$ 500.00	\$ -	\$ -	\$ 1,010.33	\$ 42.10	\$ 10.52	\$ 3.51	102%	Contingency. Added \$500 more if needed.
TOTAL OPERATING EXPENSES	\$ 122,885.36	\$ 72,574.07	\$ 124,612.69	\$ 121,685.33	\$ 4,986.58	\$ 1,246.65	\$ 415.55	-1%	
RESERVES									
Roof	\$ 6,315.79	\$ 3,684.24	\$ 6,315.84	\$ 6,666.67	\$ 277.78	\$ 69.44	\$ 23.15	6%	
Paint	\$ 4,000.00	\$ 2,333.46	\$ 4,000.22	\$ 4,800.00	\$ 200.00	\$ 50.00	\$ 16.67	20%	
TOTAL RESERVES	\$ 10,315.79	\$ 6,017.70	\$ 10,316.06	\$ 11,466.67	\$ 477.78	\$ 119.44	\$ 39.81	11%	
TOTAL EXPENSES AND RESERVES	\$ 132,501.15	\$ 78,591.77	\$ 134,928.75	\$ 133,152.00	\$ 5,464.36	\$ 1,366.09	\$ 455.36	0%	
	2025			2026					
Annual Fee	\$ 5,520.88			\$ 5,548.00					
Quarterly Fee	\$ 1,380.22			\$ 1,387.00					

RENT/REC. & OTHER COMMON USE FACILITIES* N/A
TAXES ON ASSOC. PROPERTY* N/A
TAXES ON LEASE AREAS N/A
SECURITY PROVISIONS N/A
ADMIN. OF THE ASSOC.* N/A
OPERATING CAPITAL* N/A
OTHER EXPENSES* N/A
MASTER ASSOCIATION CHARGES **

* It is now mandatory that this line item be included in all budgets even if it does not apply to your Association. Section 718.504(20)(c), FL Statutes and Rule 61B-22.003(1)(d), FL Administrative Code.

** Del Webb Naples Community Association Charges will be assessed by the Community Association directly.
Please see the Del Webb Naples Community Association, Inc. budget