

Indian River Club Community Association, Inc.
PROPOSED OPERATING BUDGET
Jan 1, 2026 - Dec 31, 2026

10/28/2025

OPERATING FUND	2025 Estimated Expenses	2025 Adopted Budget	2026 Proposed Budget
ADMINISTRATIVE EXPENSES			
Tax Prep	9,170	9,170	9,630
Fees	122	73	61
Insurance	29,538	3,000	30,000
Legal Expenses	29,755	7,500	25,000
Management Fees	36,996	36,996	38,845
Postage/Supplies/Copies	14,026	15,000	15,000
Line of Credit/Loan Fees	250	250	250
Total Administrative Expenses	119,857	71,989	118,786
BUILDING MAINTENANCE			
HVAC	1,000	1,000	1,500
Building Repairs/Maintenance	27,077	15,000	20,000
Pest Control - Interior	503	300	642
Gate Maintenance	21,237	12,000	15,000
Gate Payroll/Taxes/Benefits	92,442	97,000	97,000
Guardhouse Supplies	492	500	500
Cleaning Services	11,066	13,000	12,500
Pool Expenses	24,351	26,000	30,000
Fitness Center Operations	13,858	12,500	10,000
Electricity	33,413	35,000	35,000
Water & Sewer	8,348	6,500	8,800
Gate Telephone	1,761	2,000	2,000
Cable	12,872	13,000	13,784
Total Building Maintenance	248,420	233,800	246,726
LANDSCAPE/GROUNDS			
Landscape Services - Master	247,475	260,829	227,400
Roads & Other Maintenance	2,212	4,000	3,000
Irrigation Supplies/Repairs	15,423	30,000	20,000
Maintenance Labor	142,931	158,000	160,000
Landscape Replacement	21,445	40,000	25,000
Seasonal Annuals	8,378	12,000	10,000
Mulch	63,036	63,036	58,000
Tree Trimming/Maintenance	46,607	50,000	55,000
Pest Control/Fertilizer	34,728	34,000	35,000
Native Area Preserve Maintenance	14,816	16,000	17,500
Fencing Expense	6,000	8,000	8,000
Total Landscape/Grounds	603,051	675,865	618,900
MISCELLANEOUS			
Contingency	7,407	10,000	7,500
Storm/Hurricane Clean-up	16,000	16,000	15,000
Total Miscellaneous	23,407	26,000	22,500
Total Operating Expense	994,735	1,007,654	1,006,912
Reserve Funding	300,000	300,000	300,000
TOTAL OPERATING & RESERVES	1,294,735	1,307,654	1,306,912

Proposed Master Assessment	2025 Quarterly 1,391	2026 Quarterly 1,390	2026 Annual 5,561
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Indian River Club Community Association, Inc.

Hammock Lake Budget

Jan 1, 2026 - Dec 31, 2026

OPERATING FUND	2025 Estimated Expenses	2025 Adopted Budget	2026 Proposed Budget
LANDSCAPE/GROUNDS			
Landscape Services	43,633	44,980	43,639
Mulch	12,580	12,620	12,580
Pest Control/Fertilizer	14,664	14,100	15,792
Total Landscape/Grounds	70,877	71,700	72,011

Proposed Quarterly Assessments

28 Units

\$ 643

\$643 Quarterly
Landscaping fee