



2645 Executive Park Drive Suite #127
Weston, FL 33331
(954)-640-0291

California Courts 2026 Budget Approval Meeting!

TPMG is inviting you to a scheduled Zoom meeting.

Topic: California Courts Budget Meeting

Time: Sep 29, 2025, 07:00 PM Eastern Time (US and Canada)

ZOOM ID: 840 1551 3363

Password: 746906

<https://us06web.zoom.us/j/84015513363?pwd=50oFDWF1jua5sxwI3pM9oDgE8buloo.1>

Dial by your location:

305 224 1968 US

AGENDA

- 1. Call to Order**
- 2. Approval of April 8th, 2025 Previous Board Meeting Minutes**
- 3. 2026 Budget Discussion and Approval.**
- 4. Open Forum**
- 5. Adjournment**

California Courts Condominium Association Inc.

c/o Troy's Property Management Group



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Dear Homeowners:

This budget has been prepared by the California Courts Condominium Association, Inc. (hereinafter "Association") Board of Directors and constitutes a summary of the estimated cost of operating the Association. The Association cannot and does not make any representations that the actual expenses will not be greater or that they will not increase because of inflation or otherwise. The individual units' assessments are based on the anticipated costs to manage, operate, and maintain the common property owned by the Association.

INCOME

MAINTENANCE & RESERVE ASSESSMENTS

Individual unit assessments are based on Operating Expenses that cover the anticipated cost to manage, operate and maintain all the common property that is owned by the Association. For 2026 the Board has calculated this to be \$672,000.00

EXPENSES

ADMINISTRATIVE & GENERAL

The largest areas of variance from 2025-2026:

There aren't any major line item increases this year. The Board increased the amount going into reserves slightly.

RESERVE EXPENSE

Reserve Transfer Expense is the amount of funds that are transferred each month from the total payments to the Association and that are assigned to fund a Reserve Replacement fund. ***Current Reserve Balance is \$1,303,965.39. California Courts increased funds annual reserve accounts to \$81,283.00 to cover painting, roofs and roads contributions.***

IMPORTANT NOTES

PLEASE NOTE: Latest Financial Review From Previous Board Meeting: Monthly Income: \$54,159.00. Monthly Expenses have been an average of \$59,986.00, leaving a \$5,826.00 monthly negative cash flow.

Respectfully,
Troy's Property Management Group for the
California Courts Condominium Association, Inc.

**CALIFORNIA COURTS CONDOMINIUM ASSOCIATION
2026 PROPOSED OPERATING BUDGET
JANUARY 1, 2026 TO DECEMBER 31, 2026
80 HOMES**

	2025 Budget		2026 Budget	
	Monthly	Annual	Monthly	Annual
INCOME				
Maintenance Assessments	\$49,226.29	\$590,716	\$49,226.40	\$590,717
Reserve Assessment	\$4,933.60	\$59,203	\$6,773.58	\$81,283
Prior Year Deficit/Surplus	\$0.00	\$0	\$0.00	\$0
TOTAL INCOME	<u>\$54,159.89</u>	<u>\$649,919</u>	<u>\$55,999.99</u>	<u>\$672,000</u>
EXPENSES				
Bad Debt	\$20.83	\$250	\$13.33	\$160
Fees to the Division	\$5.17	\$62	\$5.17	\$62
Office Supplies/Postage	\$325.25	\$3,903	\$375.00	\$4,500 Extrapolated
Flood Insurance Premiums	\$1,500.00	\$18,000	\$1,500.00	per Agent 1-2% Inc- Left The Same
Property Insurance Premiums	\$28,583.33	\$343,000	\$28,583.33	per agent No INC if storm may
Electric Service	\$449.58	\$5,395	\$391.67	\$343,000 inc \$4,700
Cable Service	\$5,480.00	\$65,760	\$5,891.35	\$70,696 \$5,891.35 Monthly
Grounds & Landscaping Contract	\$2,362.00	\$28,344	\$2,457.00	\$29,484 per vend 4% Inc
Tree Maintenance	\$1,333.33	\$16,000	\$1,083.33	\$13,000 per vend No Inc
Fertilization and Mulch	\$462.00	\$5,544	\$462.00	\$5,544 Per Ven No Inc Fert 2X per yr
Landscape Other	\$250.00	\$3,000	\$166.67	\$2,000 Extrapolated
Rust Control	\$300.00	\$3,600	\$300.00	\$3,600 Per Vendor No INC
Irrigation	\$833.33	\$10,000	\$916.67	\$11,000 Extrapolated
Janitorial	\$250.00	\$3,000	\$300.00	\$3,600 \$300 Monthly Cleaning Plus
Pest Control Contract	\$437.50	\$5,250	\$483.33	\$5,800 per vend 3% INC
General Repairs & Maintenance	\$877.33	\$10,528	\$1,351.20	\$16,214 Gutter, Fire Ext, Roof Repairs
Tax Services	\$133.33	\$1,600	\$133.33	\$1,600 Set Cost
Legal Services	\$20.83	\$250	\$83.33	\$1,000 Extrapolated
Office Admin Expense-Web Site	\$175.00	\$2,100	\$175.00	\$2,100 TPMG Cost
Management Fees	\$1,634.35	\$19,612	\$1,634.35	\$19,612 Contract
Shared Recreation Facility	\$2,693.11	\$32,317	\$2,500.00	\$30,000 Extrapoalted 7 Months
Roof-A-Cide	\$1,000.00	\$12,000	\$250.00	\$3,000 6k Each Application 2x per year
Pressure Cleaning	\$0.00	\$0	\$90.33	\$1,084 Contract Per Vendor NO INC
Web Site Contract	\$100.00	\$1,200	\$80.00	\$960 Contract \$79.85 Monthly
TOTAL ADMINISTRATIVE	\$49,226.29	\$590,716	\$49,226.40	\$590,717
RESERVES FOR REPLACEMENT				
Reserve Transfer	\$4,933.60	\$59,203	\$6,773.58	\$81,283
RESERVE TOTAL	<u>\$4,933.60</u>	<u>\$59,203</u>	<u>\$6,773.58</u>	<u>\$81,283</u>
Total Income		\$649,919		\$672,000
Total Expenses		\$649,919		\$672,000
Monthly Income		\$54,159.89		\$55,999.99
Assessment Per Month		\$677.00		\$700.00
Operating Balance	\$126,190.19			
Reserve Balance	\$1,303,965.39			
	Balance 7/31/25	2026 Funding Amount	Project Cost	Shortfall YE 2026
Painting	\$45,311.67	\$30,744.48	\$182,000	\$105,944
Paved Surface	\$201,743.28	\$14,029.00	\$200,000	(\$15,772)
Roof	\$1,056,910.44	\$36,509.52	\$2,000,000	\$906,580
Total Reserve Balance	\$1,303,965.39			
Reserve Schedule 2026 Allocation:				
Painting	\$30,744.48			
Paved Surface	\$14,029.00			
Roof	\$36,509.52			
Total 2026 Reserve Funding	\$81,283.00			