

Orange Beach Villas - Property Owners Association
Approved Budget - Aug 2025 to July 2026

	2025/2026 APPROVED	
	Monthly	Annual
Grounds Maintenance		
Garbage Takeout/Property Cleanup	\$ 550.00	\$ 6,600.00
Plumbing - Grinder Pumps	\$ 347.00	\$ 4,164.00
Pressure Washing per Building	\$ 250.00	\$ 3,000.00
Termite Treatment & Bonds	\$ 480.00	\$ 5,760.00
HOA Mgt & Booking	\$ 700.00	\$ 8,400.00
Landscaping		
Monthly Landscape	\$ 1,510.00	\$ 18,120.00
Mulch	\$ 50.00	\$ 600.00
Tree Trimming (removed since new landscape co. includes palm tree care)	\$ -	\$ -
Office Expense	\$ 50.00	\$ 600.00
Pool Maintenance/Repairs		
Pool Furniture	\$ 50.00	\$ 600.00
Pool Maintenance	\$ 620.00	\$ 7,440.00
Pool Maintenance Supplies	\$ 151.00	\$ 1,812.00
Pool Permit	\$ 15.00	\$ 180.00
Pool Repairs	\$ 25.00	\$ 300.00
Pool 911 Phone	\$ 80.00	\$ 960.00
Legal Expenses	\$ 100.00	\$ 1,200.00
Property Insurance (Common Areas)	\$ 875.00	\$ 10,500.00
Quarterly Pest Control	\$ 175.00	\$ 2,100.00
Utilities		
Electricity	\$ 584.00	\$ 7,008.00
Garbage Pickup	\$ 552.50	\$ 6,630.00
Sewer	\$ 952.00	\$ 11,424.00
Water	\$ 835.00	\$ 10,020.00
WiFi/Cable	\$ 3,375.00	\$ 40,500.00
Total Operating Expenses	\$ 12,326.50	\$ 147,918.00
Estimated Yearly Budget		\$ 147,918.00

Reserve Funds

Exterior Paint, Maintenance	\$ 650.00	\$ 7,800.00
Roof Replacement COMBINED WITH ROOF PAYMENTS	\$ 809.00	\$ 9,708.00
Roof Replacement Loan Payments	\$ 1,446.50	\$ 17,358.00
Total Reserve Funds		\$ 34,866.00

****\$2255.50 Loan Payment each month to Renasant Bank****

Budget + Reserve Account	\$ 182,784.00
Divided by 32 individual units	\$ 5,712.00
Montly Dues	\$ 476.00
Invoice will be sent each quarter - Quarterly Dues per unit	\$ 1,428.00