## CY 2026 BUDGET CALCULATIONS (revised 12 Aug 2025)

		_					_						
			Budget	What Changed in		Budget		Projected	Pro	jected	Р	rojected	
LINE ITEM	DESCRIPTION		CY 2025	2026 Budget		CY 2026		Reserve	Reser	ve for CY		erve for CY	
6010-000	MAINT FEE - OPERATING	\$	85,934.00	Increase	\$	91,104.06	Ι,	End CY 2025		2026		2027	
		_			Ė	ŕ	_					-	
6022-000	MAINT FEE - RESV STREET/WALKS	\$	4,000.00	No Change	\$	4,000.00	\$	169,918.06	\$ 17	73,918.06	\$	177,918.06	
6023-000	MAINT FEE - RESV BUFFER WALLS	\$	2,000.00	No Change	\$	2,000.00	\$	7,000.08	\$	9,000.08	\$	11,000.08	
		\$			\$		\$		\$		\$		
6024-000	MAINT FEE - RESV MAILBOXES		1,500.00	No Change	_	1,500.00		4,500.00		6,000.00		7,500.00	
6025-000	MAINT FEE - RESV GATE	\$	1,000.00	No Change	\$	1,000.00	\$	5,499.96	\$	6,499.96	\$	7,499.96	
6026-000	MAINT FEE - RESV PALM TREE	\$	-		\$	-	\$	8,338.84	\$	_	\$	-	
6027-000	MAINT FEE - RESV STREET SIGNS	\$	4,500.00	Decrease by \$500	\$	4,000.00	\$	16,500.00	\$ 2	20,500.00	\$	24,500.00	
		_		•	_	,						-	
6028-000	MAINT FEE - RESV DEF MAINTENANCE	\$	14,000.00	No Change	\$	14,000.00	\$	30,542.36		14,542.36	\$	58,542.36	
6044-000	MAINT FEE - RESV WATER MGMT SYS/DRAINAGE	\$	5,000.00	Increase by \$7,000	\$	12,000.00	\$	11,036.59	\$ 2	23,036.59	\$	35,036.59	
6070-000	INTEREST INCOME - OPERATING	\$	-		\$	-							
6071-000	INTEREST INCOME - RESERVES	\$	-		\$	_	_	Raymond	lamos	(donocit	¢120	000	
					_		-					· · · · · · · · · · · · · · · · · · ·	
6076-000	INTEREST INCOME - OWNER	\$	-		\$	-	-	Date		olio Tot		Interest	
6083-098	OTHER INCOME - OWNER	\$	-		\$	-		8/29/25	\$ 14	10,451.03	\$	143,555.69	
6083-099	OTHER INCOME - PRE LIEN	\$	-		\$	-							
6900-000	INCOME TRANSFER TO RESERVE FUNDS	\$	(32,000.00)	Increase by \$6,500	\$	(38,500.00)		Retained E	arning	s as of 30	Jun	o 2025	
		_	(02,000.00)	moreuse by wo,000	_	(55,555.00)		TOTALINEU L	<u></u>	J 43 01 30	Juil		
6901-000	INTEREST TRANSFER TO RESERVES	\$			\$	-							
	TOTAL REVENUES	\$	85,934.00	Increase by \$5,170	\$	91,104.06	This is the portion of equity or fund b					lances	
							representing the cumulative earnings						
			Budget	What Changed in		Budget		•			•	n	
LINE ITEE	ADMINISTS ATIVE			_		_	,	(excess of income over expenses) from					
LINE ITEM	ADMINISTRATIVE		2025	2026 Budget		2026	pr	prior years still in the HOA					
7110-000	INSURANCE - GENERAL	\$	7,000.00	Increase by \$1,000	\$	8,000.00							
7210-000	LEGAL& PROFESSIONAL	\$	9,000.00	Decrease by \$500	\$	8,500.00		HOA/Mast	er Moi	thly Dues	By	Years	
7212-03	PROFESSIONAL CPA FEES	\$	750.00	Increase by \$250	\$	1,000.00		Year		llerive		Master	
		_	1 30.00	increase by \$200	_	1,000.00							
7214-000	LIEN-ADMIN REIMBURSEMENT	\$	-		\$	-		2018	\$	70.00	\$	23.00	
7310-002	TAXES - CORP ANNUAL	\$	62.00	No Change	\$	62.00		2019	\$	80.00	\$	23.00	
7310-008	TAXES - FEDERAL INCOME	\$	250.00	Increase by \$1,950	\$	2,200.00		2020	\$	80.00	\$	25.87	
7410-000	MANAGEMENT FEE	\$	12,502.00		\$	· ·		2021	\$	80.00	\$	28.21	
		_		Increase by 5%		13,127.06	-						
7510-000	ADMIN EXPENSES - GENERAL	\$	2,525.00	Increase by \$75	\$	2,600.00		2022	\$	85.00	\$	28.21	
7510-001	ADMIN EXPENSE - MEETINGS	\$	1,800.00	No Change	\$	1,800.00		2023	\$	85.00	\$	31.00	
7510-008	ADMIN EXPENSES - MISC	\$	_		\$	_		2024	\$	91.00	\$	30.96	
		\$			\$			2025	\$		\$		
7510-099	ADMIN EXPENSE - 45 DAY PRE LIEN	_	-		_	-	-			91.00		32.96	
7810-000	UNCOLLECTABLE ASSESSMENTS	\$	-		\$	-		2026	\$	100.00	\$	-	
7950-000	WELCOME COMMITTEE EXPENSE	\$	1,000.00	No Change	\$	1,000.00							
	TOTAL ADMIN EXPENSES	\$	34,889.00	Increase by \$3,400	\$	38,289.06							
			,	• • •		,							
			Decident	14/1 / 61		Decident	-						
			Budget	What Changed in		Budget		Mana	igemer	nt & Asso	ciate	S	
LINE ITEM	SERVICES AND UTILITIES		2025	2026 Budget		2026	\$	1,041.83		12	\$	12,501.96	
8014-000	GENERAL MAINTENANCE	\$	4,000.00	Increase by \$500	\$	4,500.00			Incre	ease 5%	\$	625.10	
8110-038	GATE REPAIR	\$	2.000.00		\$	,					\$		
		_	,	Decrease by \$500		1,500.00				-1 107	ب	13,127.06	
8150-000	OPERATING CONTINGENCY	\$	3,000.00	Increase by \$270	\$	3,270.00			Coas	al Waste			
8710-005	UTILITIES - TELEPHONE GATE	\$	2,750.00	No Change	\$	2,750.00	\$	1,836.00	<u>L</u>	12	\$	22,032.00	
8710-011	UTILITIES - REFUSE REMOVAL	\$	23,795.00	No Change	\$	23,795.00			Incre	ease 8%	\$	1,763.00	
		· ·			-								
8110-023	TREE SERVICES	\$	14,000.00	Increase by \$1,000		15,000.00					\$	23,795.00	
8013-000	SOUTHEAST GATE & FENCE	\$	1,500.00	Increase by \$500	\$	2,000.00		Annual 8%	is Base	d on Coas	tal Co	ontract	
<u></u>	TOTAL SERVICES & UTILITIES	\$	51,045.00	Increase by \$1,770	\$	52,815.00							
	TOTAL EXPENSES	\$	91,104.06					Total A	SSAte	as of 31 J	ul 20	25	
		_						i Otal A			u. 20		
	TOTAL RESERVES		38,500.00			ļ			<b>უ</b> კნ1	,107.80			
	TOTAL EXPENSES and RESERVES	\$	129,604.06										
				•				Total Annu	ıal HO	A Dues Fo	r CY	2026	
	TOTAL EXPENSES and RESERVES	•	129,604.06				\$	1,200.04		108		29,604.06	
							Ψ	1,200.04		. • •	Y	_0,007.00	
	UNITS		108										
			Annual			Monthly		Monthly Due	s for C	Y 2026			
	HOMEOWNER ANNUAL/MONTHLY HOA FEE	\$	1,200.04	12	\$	100.00		\$10	0.00				
			Duals -t- !			Dunis -t- 1							
			Projected	Projected Reserve		Projected							
		_	Reserve	-	_	Reserve							
LINE ITEM	DESCRIPTION	E	nding in CY	Ending in CY 2029	_	nding in CY							
			2028			2030							
6022-000	MAINT FEE - RESV STREET/WALKS	\$	181,918.06	\$ 185,918.06	\$	189,918.06							
6023-000	MAINT FEE - RESV BUFFER WALLS	\$	13,000.08	\$ 15,000.08	\$	17,000.08		Factors f	or Proi	ecting the	Rese	rves	
6024-000	MAINT FEE - RESV MAILBOXES	\$	9,000.00		\$	12,000.00	Th	e Yearly Proje					
		_											
6025-000	MAINT FEE - RESV GATE	\$	8,499.96		\$	10,499.96		No Increases					
6026-000	MAINT FEE - RESV PALM TREE	\$		\$ -	\$	-	in	the Allocation	or Spe	nding of N	Ionie	S	
6027-000	MAINT FEE - RESV STREET SIGNS	\$	28,500.00	\$ 32,500.00	\$	36,500.00	in	the Reserves	for the	Determina	tion		
6028-000		\$			_							<b>*</b>	
UU20-UUU	MAINT FEE - DEF MAINTENANCE		72,542.36 47 036 59		\$	100,542.36 71 036 59	Ю	r CYs 2027, 20	20, 202	υ α 2030 E	uuge	, L	
6044-000	MAINT FEE - RESV WATER MGMT SVC/DRAINAGE	\$		\$ 59,036,59	\$								

6044-000

MAINT FEE - RESV WATER MGMT SVC/DRAINAGE

\$

47,036.59 \$

59,036.59 \$

71,036.59