

2026 Working Budget  
 Adopted by Board on 11/5/25  
 8.0% increase  
 Revised 11/11/25

|                                    | <i>Adopted<br/>2025 Annual<br/>Budget</i> | <i>2025<br/>Projected<br/>Year End</i> | <i>2025 Actual<br/>Funded with<br/>reserves</i> | <i>2026 Budget<br/>Adopted<br/>11/5/25<br/>Revised<br/>11/11/25</i> |
|------------------------------------|---|--|---|---|
| <b>Months Remaining</b>            |   |  |   |   |
| <b>Additional Cost/Month/Unit</b>  |   |  |   |   |
| <b>INCOME</b>                      |   |  |   |   |
| Dues                               | 264,537                                   | 264,539                                |   | 285,726   |
| Reserve Contribution               | (26,400)                                  | (26,400)                               |   | (28,573)  |
| <b>Total Funds Collected</b>       | <b>238,137</b>                            | <b>238,819</b>                         |   | <b>257,153</b>  |
| <b>UTILITIES</b>                   |   |  |   |   |
| Electric                           | 1,300                                     | 1,358                                  |   | 1,500   |
| Water/Sewer                        | 25,000                                    | 26,770                                 |   | 29,000  |
| Irrigation water                   | 4,600                                     | 3,888                                  |   | 3,900   |
| Waste Hauling                      | 10,000                                    | 9,491                                  |   | 10,800  |
| <b>SITE MAINTENANCE EXPENSES</b>   |   |  |   |   |
| Building Maintenance               | 10,000                                    | 26,035                                 |   | 17,000  |
| Roof/Gutter Maintenance            | 2,000                                     | 330                                    |   | 1,000   |
| Painting - Exterior of Units       | 14,000                                    | 25,000                                 | (10,900)  | 19,900  |
| Pest Control                       | 1,500                                     | 1,430                                  |   | 1,500   |
| Landscape Contract                 | 23,000                                    | 23,000                                 |   | 24,000  |
| Irrigation Repairs                 | 1,500                                     | 1,014                                  |   | 3,500   |
| Plants/Trees (Pruning)             |   | 8,450                                  | (8,450)   |   |
| Fence Maintenance                  | 900                                       | 3,266                                  |   | 5,000   |
| Snow Removal                       | 14,000                                    | 6,387                                  |   | 12,000  |
| Asphalt/Concrete                   | 5,000                                     | 11,041                                 |   | 5,000   |
| Lighting Maintenance               | 200                                       | 212                                    |   | 300   |
| Misc. Grounds Improvements         | 10,000                                    | 6,246                                  |   | 5,000   |
| <b>ADMINISTRATION</b>              |   |  |   |   |
| Management                         | 16,188                                    | 16,188                                 |   | 16,997  |
| Administration                     | 3,900                                     | 2,875                                  |   | 3,000   |
| Insurance                          | 57,549                                    | 66,230                                 | (9,000)   | 71,632  |
| Audit/Tax Prep                     | 500                                       | 500                                    |   | 500   |
| Master Assoc Dues                  | 29,500                                    | 29,341                                 |   | 23,124  |
| Legal                              | 2,500                                     | 500                                    |   | 2,500   |
| Reserve Study                      | 5,000                                     | 1,950                                  |   |   |
| Miscellaneous                      |   |  |   |   |
| <b>TOTAL EXPENSES - Calculated</b> | <b>238,137</b>                            | <b>271,503</b>                         | <b>(28,350)</b>                                 | <b>257,153</b>  |
| <b>INCOME LESS EXPENSES</b>        | <b>0</b>                                  | <b>(32,684)</b>                        |   |   |