

DEVONSHIRE NEIGHBORHOOD ASSOCIATION, INC.
NOTICE OF BUDGET MEETING
October 20, 2026

TO: ALL MEMBERS OF THE ASSOCIATION

NOTICE is hereby given that the 2027 Budget Meeting of the Devonshire Neighborhood Association, Inc. shall be held at the date, time, and place noted below:

Meeting Date: October 20, 2026
Meeting Time: 4:00 PM
Meeting Location: King's Ridge Clubhouse
 1900 Kings Ridge Blvd.
 Clermont, FL 34711

Pursuant to the DEVONSHIRE NEIGHBORHOOD Association, Inc governing documents, and the Florida Statutes, this is your **Official Notice** of the Board of Directors Meeting to approve the 2027 Budget and Assessments.

Your attendance is welcome but not required at this meeting. A copy of the proposed budget is included.

PURPOSE OF MEETING:

To approve the 2027 budget and assessments.

Board of Directors Meeting Agenda

- i. Call to Order & Establish a Quorum
- ii. Proof of Notice
- iii. Pledge of Allegiance
- iv. Approval of Board of Director Meeting Minutes
 - a. September 15, 2026
- v. Manager's Report
 - a. Morgan Skrabalak
- vi. Financial Report
 - a. Mr. Denny
- vii. New Business
 - a. 2027 Budget and Assessment Approval
 - b. 2027 Management Fee Approval

*SUBJECT TO CHANGE WITHIN 48-HOURS OF MEETING DATE AND TIME
- viii. Committees:
 - a. Landscaping – Mr. Leaberry
 - b. Architectural – Mr. Leaberry
 - c. Neighborhood Welcome – Ms. Larke

- d. Dames – Ms. Larke
- e. KRCA Board Rep – Mr. Hannon
- f. Community Webpage update – Mr. Huey
- g. Disaster – Mr. Denny
- h. Neighborhood Watch – Ms. Bellucci
- ix. Establish Next Meeting Date: November 17, 2026
- x. Open Forum/Adjournment

DEVONSHIRE NEIGHBORHOOD ASSOCIATION INC.

September 29, 2026

DEVONSHIRE NEIGHBORHOOD ASSOCIATION, INC.
PROPOSED BUDGET
YEAR ENDING DECEMBER 31, 2027

	2026 Approved Budget	2027 Proposed Budget
ASSESSMENT INCOME		
90 Single Family Homes at \$264 monthly	\$ 275,400.00	\$ 285,120.00

EXPENSES

GENERAL & ADMINISTRATIVE

6020 - Accounting Fees / Tax Preparation	1,350.00	1,200.00
6040 - Legal Fees	600.00	600.00
6080 - Bank Fees / Payment Processing	700.00	700.00
6090 - Printing / Copies / Supplies	3,000.00	2,500.00
6095 - Postage	450.00	700.00
6120 - Insurance Liability / Property / Crime	900.00	1,236.00
6130 - Insurance D & O	1,044.00	1,044.00
6160 - Management Fees	8,100.00	8,400.00
6180 - Annual Pot Luck Dinner	700.00	700.00
6220 - Corporate Annual Report	61.25	61.00
6250 - Website / Email	0.00	526.00
6260 - Income Tax	2,400.00	1,400.00
6390 - Miscellaneous	500.00	414.00
Total General & Administrative	\$ 19,805.25	\$ 19,481.00

GROUNDS MAINTENANCE

6510 - Grounds Maintenance	102,185.75	102,617.00
6530 - Mulch	8,772.00	0.00
6550 - Tree Trim / Removal / Replacement	7,000.00	0.00
6560 - Landscaping Replacement / Enhancement	1,000.00	1,000.00
6580 - Turf Treatment	0.00	24,300.00
6610 - Irrigation - Repairs / Maintenance	3,600.00	0.00
6790 - Miscellaneous	597.00	520.00
Total Grounds Maintenance	\$ 123,154.75	\$ 128,437.00

UTILITIES

7810 - Utilities - Street Lights Electric	16,068.00	17,000.00
7830 - Bulk Cable	76,372.00	80,202.00
Total Utilities	\$ 92,440.00	\$ 97,202.00

RESERVES EXPENSES

8005 - Reserves - Contingency	40,000.00	40,000.00
Total Reserves Expenses	\$ 40,000.00	\$ 40,000.00

TOTAL EXPENSES

\$ 275,400.00	\$ 285,120.00
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Variance

DISCLAIMER: THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.