

Waters Landing Association, Inc.

20000 Father Hurley Blvd. • Germantown, MD 20874 • 301-972-3681 • www.waterslanding.org

September 19, 2025

Dear Waters Landing Owner:

We are pleased to let you know that the proposed 2026 Operating Budget is available for your review on the Waters Landing website. Please review the budget information which includes both the general common operating budget and the individual neighborhood's operating expenses. You have 30 days from the date of this letter to examine this budget and to bring any questions to our attention. Following this 30-day review period by the community, the Board of Directors will approve this 2026 Budget at their regular open meeting on Wednesday November 12, 2025.

You may bring your questions and comments to us at the Management Office either by phone (301)972-3681 or email to www.wia@waterslanding.org. Additionally, we are hosting a casual gathering to answer your questions in-person on Wednesday October 1st at our Community Center, from 4pm to 7pm. General Manager, Don Perper and the Board Treasurers will be present for your questions and comments. All are welcome.

Waters Landing Management and Board of Directors understand the importance of maintaining and consistently improving our beautiful community in such a way that we are adding value to our community members. To move us forward into the next year, knowing that we will have the proper resources to sustain our operations and keep our reserves healthy, the proposed 2026 budget calls for an overall increase in assessments of three percent (3%) over the 2025 budget.

We are proud of this new proposed budget which supports the ongoing efforts to improve our community while staying financially responsible. We are working hard to keep Waters Landing a great place to live and protect our property values. Over the past ten months, we have accomplished many things and have several other projects starting up soon:

- Complete asphalt restoration for all common area and neighborhood roads and parking areas
- 2. Sidewalk and curb restoration throughout the community
- 3. Swimming pool pass access system allows us to manage the pool more efficiently.
- 4. Significant capital improvements at both pools with main filter replacements and 80% new underwater LED lighting.
- 5. Improved community room audio system for better hearing and virtual meeting quality.
- 6. Final preparation process to begin complete renovations of the swimming pool bathrooms and related areas.
- 7. Improvements to recreation areas to include pickleball and basketball court.



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The Waters Landing governing documents require that each budget be divided up into two sections. First, the general common operating portion includes the cost of services for all residents of Water Landing. This includes the reserve contribution, financial management, payroll, landscaping, trash removal, swimming pools and recreational areas, grounds maintenance and general repairs. Second, the individual neighborhood portion includes only the expenses applicable to your own community. Your monthly fee covers your portion of both your neighborhood's costs and the general costs. In our single-family neighborhoods, sidewalks, roadway maintenance, and snow removal are performed by Montgomery County. Additionally, owners of single-family homes and townhomes must pay the mandatory Montgomery County CCOC fee. All owners of Waters Landing contribute annually to the Lake Churchill Foundation which owns and maintains Lake Churchill and its surrounding paths.

Together our primary focus has been rebuilding a sense of community among all residents. With the support of our committee volunteers, Waters Landing has a growing number of community events and many more opportunities for all residents. Watch information and announcements on our Waters Landing website, www.waterslanding.org.

2025 has been an exceptionally good year of transformation, growth, and great plans for next year and beyond. We hope that the recent developments and enhancements have made your experience in our community even more enjoyable. With continued enthusiasm, we will carry this momentum forward, ensuring ongoing improvements. We are confident that this budget not only strengthens our present but also lays a solid foundation for a bright future.

Respectfully,

Donald Perper, PCAM, CMCA

General Manager

Anna Varnavas, Treasurer

mark Sagaren

Waters Landing Board of Directors

Mark Sagarin, Assistant Treasurer Waters Landing Board of Directors

WATERS LANDING NEIGHBORHOODS WITH STREET NAMES

Single Family

Deep Wood Village

Burnt Woods Court Burnt Woods Drive Burnt Woods Place

Gables/Manorwoods

Alderleaf Court Alderleaf Drive Alderleaf Terrace Bargene Court Bargene Way

Highlands

Anndyke Way (20600)
Hartsbourne Drive
Hartsbourne Way
Spinning Wheel Court
Spinning Wheel Drive (13500)

Lakeforest

Biddeford Court Cloverdale Place Neerwinder Court Neerwinder Place Neerwinder Street

Laurelwood Cove

Anndyke Place Anndyke Way (20500) Hazelnut Court Spinning Wheel Drive (13600) Spinning Wheel Place

Woodlands

Amber Hill Court Clear Morning Court Clear Morning Place

Townhomes

Country Lake

Afternoon Lane

Harbour Place

Waters Point Lane

LakeCrest

Lowfield Drive Lowfield Terrace Staffordshire Court Staffordshire Drive Staffordshire Place

Logansport

Sunbright Lane

Sunridge/Village

Summersong Lane (Sunridge)

US Homes @ WL

Diamond Hill Court Diamond Hill Drive

Sunridge/Village

Amethyst Lane (Village)

Waterbury Downs North

White Church Circle White Church Court

Waterbury Downs South

Demetrias Way Larentia Drive

Waters Edge

Long Channel Circle Long Channel Drive Placid Lake Terrace Sea Breeze Court Tide Winds Way

WATERS LANDING ASSOCIATION, INC. DRAFT FY 2026 BUDGET TOTAL COMBINED ASSESSMENT COST

NEIGHBORHOOD	# UNITS	2026 GENERAL COMMON MONTHLY ASSESSMENT	2026 COMMUNITY MONTHLY ASSESSMENT	2026 TOTAL MONTHLY ASSESSMENT	2025 TOTAL MONTHLY ASSESSMENT	2026/2025 VARIANCE MONTHLY ASSESSMENT
ACCLAIM (FIELDS)						
(753)	143	\$ 23.52	\$ 4.15	\$ 27.67	\$ 26.86	3.00%
HERITAGE		·	7	,	·	5.55.1
(753)	300	\$ 23.52	\$ 4.15	\$ 27.67	\$ 26.86	3.00%
CHURCHILL SENIOR LIVING			·			
(753)	255	\$ 8.21	\$ 4.15	\$ 12.36	\$ 12.00	3.00%
STONECREEK CLUB						
(753)	240	\$ 23.52	\$ 4.15	\$ 27.67	\$ 26.86	3.00%
LAKEVIEW						
(753)	150	\$ 33.06	\$ 4.15	\$ 37.21	\$ 36.13	3.00%
SOUTH SHORE HARBOUR						
(753)	98	\$ 33.09	\$ 4.15	\$ 37.24	\$ 36.16	3.00%
WATERS HOUSE						0.000/
(753)	248	\$ 33.09	\$ 4.15	\$ 37.24	\$ 36.16	3.00%
WAVERLY	70	Φ 00.00	Φ 445	07.04	Φ 00.40	0.000/
(753) LANDING GLEN	78	\$ 33.09	\$ 4.15	\$ 37.24	\$ 36.16	3.00%
	114	¢ 27.70	¢ 415	\$ 41.94	\$ 40.72	3.00%
(752) ESPRIT	114	\$ 37.79	\$ 4.15	\$ 41.94	\$ 40.72	3.00%
(754)	216	\$ 37.79	\$ 4.15	\$ 41.94	\$ 40.72	3.00%
COUNTRY LAKE	210	ψ 31.19	φ 4.13	Ψ 41.34	Ψ 40.72	3.00 /0
(761)	89	\$ 44.43	\$ 65.78	\$ 110.21	\$ 107.00	3.00%
LAKE CREST	- 00	Ψ ++.+0	Ψ 00.70	Ψ 110.21	Ψ 107.00	0.0070
(762)	131	\$ 36.28	\$ 63.32	\$ 99.60	\$ 96.70	3.00%
LOGANSPORT		ψ 00.20	ψ 00.02	7 00.00	ψ σσσ	0.0070
(763)	57	\$ 53.99	\$ 64.46	\$ 118.45	\$ 115.00	3.00%
SUNRIDGE/ VILLAGE				·		
(764)	158	\$ 42.05	\$ 64.04	\$ 106.09	\$ 103.00	3.00%
WATERSBURY DOWN NORTH						
(765)	130	\$ 47.38	\$ 65.92	\$ 113.30	\$ 110.00	3.00%
WATERS EDGE						
(766)	150	\$ 44.16	\$ 71.20	\$ 115.36	\$ 112.00	3.00%
WATERSBURY DOWN SOUTH						
(767)	156	\$ 45.10	\$ 63.05	\$ 108.15	\$ 105.00	3.00%
HARBOUR PLACE						0.000/
(768)	58	\$ 55.03	\$ 62.39	\$ 117.42	\$ 114.00	3.00%
US HOMES	46	ф 50.04	ф co.oo	400.57	440.00	2.000/
(769) DEEP WOOD VILLAGE	46	\$ 59.24	\$ 63.33	\$ 122.57	\$ 119.00	3.00%
	66	\$ 34.71	\$ 20.91	\$ 55.62	\$ 54.00	3.00%
(755) GABLES/ MANORWOOD	00	\$ 34.71	Φ 20.91	5 55.62	φ 54.00	3.00%
(756)	132	\$ 35.43	\$ 19.68	\$ 55.11	\$ 53.50	3.00%
HIGHLANDS		Ψ 00.10	Ψ 10.00	00111	Ψ 00.00	0.0070
(757)	105	\$ 35.28	\$ 20.34	\$ 55.62	\$ 54.00	3.00%
LAKEFOREST		,	,			2.2270
(758)	145	\$ 34.29	\$ 20.30	\$ 54.59	\$ 53.00	3.00%
LAURELWOOD COVE						
(759)	111	\$ 34.28	\$ 20.31	\$ 54.59	\$ 53.00	3.00%
WOODLANDS						
(760)	45	\$ 36.63	\$ 21.05	\$ 57.68	\$ 56.00	3.00%
	0404					
	3421					

			202	26 O	PERATING BUDG	FT		NARRATIVE
		GENERA PROPOS BUDGE 2026	AL ED		EIGHBORHOOD PROPOSED BUDGET 2026	CC	DNSOLIDATED PROPOSED BUDGET 2026	NAMOTIVE
	OPERATING INCOME							
	OF ERATING INCOME							
	<u>ASSESSMENTS</u>							
40725	APARTMENTS	\$217,8			46,712.40	\$	264,570.50	Assessment income from apartment communities
40000 40575	CONDOMINIUM SINGLE FAMILY	\$377,5 \$253,1			45,019.20 147,107.10	\$ \$	422,575.30 400,266.24	Assessment income from condominium communities Assessment income from single family communities
40001	TOWNHOME	\$529,9			762,702.12	\$	1,292,679.25	Assessment income from townhome communities
	TOTAL ASSESSMENTS			+	1,001,540.82	\$	2,380,091.29	
42645	OTHER INCOME COMMUNITY CENTER RENTALS	\$ 5.0	00.00	\$	_	\$	5,000.00	Income from renting out the community center
	GENERAL ASSOCATION FEE					Ψ		General Common income from individual communities. Currently zero as we are looking at a different methodology for community HOA fee allocations.
43000	LATE FEES		00.00		-	\$	16,000.00	Late fee income collected from past due owner accounts
43075 44145	LEGAL FEES RESERVE INTEREST		00.00		-	\$	30,000.00 125,000.00	Legal fees recovered from past due accounts Interest income earned from the general reserve capital funds
TBD	GUEST SWIMMING POOL PASSES		00.00	_	-	\$	500.00	Income from swimming pool guest passes
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,0	00.00	\$	-	\$	100,000.00	Provides for any prior year carryover.
	TOTAL OTHER INCOME	\$ 276,5	00.00	\$	-	\$	276,500.00	
	TOTAL OPERATING INCOME	\$ 1,655,0	50.46	\$	1,001,540.82	\$	2,656,591.29	
	TOTAL AVAILABLE INCOME	\$ 1,655,0	50.46	\$	1,001,540.82	\$	2,656,591.29	
	OPERATING EXPENSES							
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,9	81.00	\$	-	\$	153,981.00	Based on initial projections from the reserve study, this is the
	TOTAL RESERVE CONTRIBUTION	\$ 153.9	81.00	\$	-	\$	153,981.00	annual contribution to the general reserves
	<u> </u>	100,0				_	100,001100	
	UTILITIES	* 40.0	00.74			_	10.000.71	
	ELECTRICITY - COMMUNITY CENTER ELECTRICITY - LAMPOSTS		33.74 42.79			\$	12,833.74 1,642.79	Electricity costs for community center. Cost for electricity for light poles around the community center.
	ELECTRICITY - POOL A	,	56.48			\$	6,156.48	Cost for electricity for Pool A.
	ELECTRICITY - POOL B		96.73			\$	10,696.73	Cost for electricity for Pool B.
59000	ELECTRICITY - NEIGHBORHOODS	\$	-	\$	62,000.00	\$	62,000.00	Electricity for individual neighborhoods - paid from neighborhood budgets.
	WATER AND SEWER - COMMUNITY CENTER		00.08			\$	3,180.00	Provides for water and sewer for community center.
	WATER AND SEWER - POOL A WATER AND SEWER - POOL B		00.00			\$	10,600.00	Provides for water and sewer for Pool A. Provides for water and sewer for Pool B.
	TELEPHONE AND NETWORK		00.00			\$	6,000.00	Cost for telephone service and network for all common areas
	TOTAL UTILITIES	\$ 61,7	09.73	\$	62,000.00	\$	123,709.73	
	SWIMMING POOLS							
73536	POOL - FURNITURE/EQUIPMENT		00.00			\$	1,500.00	
73576	POOL - A REPAIRS POOL - A SUPPLIES		00.00			\$	3,000.00	Cost for non-capital Pool A Repairs
73596 73578	POOL - B REPAIRS		00.00			\$	5,500.00 3,000.00	Cost for Pool A Supplies Cost for non -capital Pool B Repairs
73598	POOL - B SUPPLIES		00.00			\$	5,500.00	Cost for Pool B Supplies
73548	SWIM TEAM	\$ 10,0	00.00			\$	10,000.00	Annual Donation to the Waters Landing Swim Team.
	TOTAL SWIMMING POOLS	\$ 28,5	00.00	\$	-	\$	28,500.00	
	SOCIAL AND LIFESTYLE							
52240	COMMUNITY EVENTS	\$ 15,0	00.00			\$		New line item replacing Committee Expense. Provides funding for approved community events and special initiatives.
	TOTAL SOCIAL AND LIFESTYLE	\$ 15,0	00.00	\$	-	\$	15,000.00	
	REPAIRS AND MAINTENANCE							
70215	COMMUNITY CENTER R&M	\$ 12,0	00.00			\$	12,000.00	Provides for maintenance, repairs and upkeep for the
70220	BUILDING IMPROVEMENTS	\$ 3,5	00.00			\$	3,500.00	community center. Provides for small upgrades in the community center.
64120	MAINTENANCE -SITE		00.00	_	10,000.00	\$	50,000.00	Provides for general and neighborhood common areas repairs,maintenance, and trash cleanup.
TBD	HANDYMAN	\$ 65,0	00.00			\$	65,000.00	Provides for servicing the dog stations, grounds trash removal, and other services as needed.
65700	TREE MAINTENANCE	\$ 25,0	00.00	\$	75,000.00	\$	100,000.00	Provides for general and neighborhood common area tree maintenance.
TBD	LANDSCAPING - NON CONTRACT	\$ 5,0	00.00	\$	-	\$	5,000.00	Provides for landscaping expenses not included in the contract.
66045	HVAC R&M		00.00			\$		Provides for servicing and maintaining the two HVAC units in the community center.
67005	ROAD REPAIRS		00.00	_	0= 000	\$	2,000.00	Covers minor work to association common roads, paths, etc.
	TOTAL MAINTENANCE AND REPAIRS	\$ 155,5	00.00	\$	85,000.00	\$	240,500.00	

STOZZS JANITORIAL \$ 14,000.00 \$ 142,025.00 \$ 28,000.00 \$ 3,000 Provides for charing of community center an open common and programs of the com	2026 OPERATING BUDGET NARRATIVE	SET	OPERATING BUDG	2026		
STOCK SEPLINE S	NEIGHBORHOOD CONSOLIDATED PROPOSED PROPOSED BUDGET BUDGET	CONSOLIDATED PROPOSED BUDGET	NEIGHBORHOOD PROPOSED BUDGET	GENERAL ROPOSED BUDGET		
S2220 LAWN MANTERNANCE S					CONTRACTS	
\$2,000 \$100 \$100 \$100 \$20,000 \$3 \$20,000 \$3 \$20,000 \$3 \$20,000 \$3 \$3,000	00 \$ 130,152.00 \$ 220,000.00 Cost of grounds and lawn maintenance for general community and neighborhoods	\$ 220,000.00	· · · · · · · · · · · · · · · · · · ·			
TOTAL CONTRACTS \$ 416,766,71 \$ 489,776,29 \$ 997,643,00	\$ 142,025.00 \$ 230,000.00 Snow removal for general common areas and townhouse streets and sidewalks.	\$ 230,000.00	142,025.00	87,975.00	SNOW REMOVAL	62100
TAXES AND INSURANCE	Pool A and Pool B.					73502
S2505 COUNTY COMMISSION S	1	Ψ 031,043.00	400,770.23	410,700.71	TOTAL GONTRAGIO	
54726 INCOME TAXES \$ 20,000.00 \$ 20,000.00 Covers cool of federal and state laws on rise 50800 \$ 13,200.00 \$ 13,200.00 \$ 13,200.00 \$ 13,200.00 \$ 14,40			10,263.50	-		52505
5380 DAG INSURANCE \$ 13,0000 \$ 13,000 Gives coverage to board in case of litigation in the control of			49,276.23			
S3220	\$ 13,200.00 Gives coverage to board in case of litigation in the course of	\$ 13,200.00				
TBD	Part of the master insurance - covers major liability and common area property damage	\$ 41,400.00		•		
STAFFING WORKERS' COMP. INSURANCE - (non employee) S 800.00 S 800.00 S 800.00 Covers an uninsured contractor who may injust when doing work for the assoc.	the property & liability limits.			•		
PROFESSIONAL EXPENSES	\$ 800.00 Covers an uninsured contractor who may injure themselves when doing work for the assoc.	\$ 800.00		800.00	WORKERS' COMP. INSURANCE - (non employee)	
5570 MANAGEMENT CONTRACT \$ 108,424.50 \$ 108,424.50 Covers the annual management contract with Residential.	5 \$ 59,539.73 \$ 145,503.18	\$ 145,503.18	59,539.73	85,963.45	TOTAL TAXES AND INSURANCE	
\$5085				108,424.50		55570
Section Sect	\$ 16,000.00 Covers the cost of the independent annual audit by the	\$ 16,000.00		16,000.00	AUDITOR	55065
SECRETARY STAFFING	\$ 3,300.00 Provides for taking and transcribing of meeting minutes for all	\$ 3,300.00				
EGAL - COLLECTIONS \$ 90,000.00 \$ 90,000.00 Cover the association's legal costs in collecting balances turned over to legal.	00 \$ 10,000.00 Covers cost for general legal services for Board and	\$ 10,000.00		10,000.00	LEGAL	55235
SECOND S	90,000.00 Cover the association's legal costs in collecting past due	\$ 90,000.00		90,000.00	LEGAL - COLLECTIONS	55285
Management. Management.	\$ 5,000.00 In case of litigation against the association, serves as a placeholder for legal costs.	\$ 5,000.00		·		
STAFFING PAYROLL MANAGEMENT \$ 380,508.31 \$ 380,508.31 Provdes for total payroll, taxes and benefits for COVENANTS ENFORCEMENT \$ 15,000.00 \$ 15,000.00 Provides support for additional staffing for arc enforcement TOTAL STAFFING \$ 395,508.31 \$ - \$ 395,508.31 ADMINISTRATIVE CONTINUING EDUCATION \$ - \$ - Provides for continuing education for board a Source of Continuing Education for board and Continuing Education for Education	Management.			·		55485
PAYROLL MANAGEMENT \$ 380,508.31 \$ 380,508.31 Provides for total payroll, taxes and benefits for COVENANTS ENFORCEMENT \$ 15,000.00 \$ 15,000.00 Provides support for additional staffing for arc enforcement TOTAL STAFFING \$ 395,508.31 \$ - \$ 395,508.31 ADMINISTRATIVE CONTINUING EDUCATION \$ - Provides for continuing education for board a 50000 FIRSTSERVICE ADMIN EXPENSE \$ 70,000.00 \$ 70,000.00 Non-contract administrative costs for account collections, coupons and similar. 50790 CHURCHILL FOUNDATION FEES \$ - \$ 170,365.80 \$ 170,365.80 Created in 1971, Lake Churchill serves as bot facility and a community amenity. The Foundal lake's conservation, wildlife habitat, and upker removal, dog waste bags, and tree planting. It weil are an a natural state and follows strong practices. Membership ensures the lake remains cared-for resource. More information, including projects, can be found at churchillcommunity for the foundation of the foundation	0 \$ - \$ 237,724.50	\$ 237,724.50	-	231,124.50	IOTAL PROFESSIONAL EXPENSES	
COVENANTS ENFORCEMENT \$ 15,000.00 \$ 15,000.00 Provides support for additional staffing for arc enforcement TOTAL STAFFING 395,508.31 ADMINISTRATIVE CONTINUING EDUCATION FIRSTSERVICE ADMIN EXPENSE 50790 CHURCHILL FOUNDATION FEES TOTAL STAFFING		ф 000 F00 04		000 500 04		
ADMINISTRATIVE CONTINUING EDUCATION \$ - \$ 70,000.00 Non-contract administrative costs for account collections, coupons and similar. 50000 FIRSTSERVICE ADMIN EXPENSE \$ 70,000.00 \$ 170,365.80 Non-contract administrative costs for account collections, coupons and similar. Created in 1971, Lake Churchill serves as bot facility and a community amenity. The Founda lake's conservation, wildlife habitat, and upked removal, dog waste bags, and tree planting. It weir area in a natural state and follows strong practices. Membership ensures the lake remain cared-for resource. More information, including projects, can be found at churchill community for some strong of the foundation of the foundat	90 \$ 15,000.00 Provides support for additional staffing for architectural enforcement	\$ 15,000.00		15,000.00	COVENANTS ENFORCEMENT	
CONTINUING EDUCATION \$ - Provides for continuing education for board a 50000 FIRSTSERVICE ADMIN EXPENSE \$ 70,000.00 \$ 70,000.00 Non-contract administrative costs for account collections, coupons and similar. 50790 CHURCHILL FOUNDATION FEES \$ - \$ 170,365.80 \$ 170,365.80 Created in 1971, Lake Churchill serves as bot facility and a community amenity. The Foundal lake's conservation, wildlife habitat, and upker removal, dog waste bags, and tree planting. It weir area in a natural state and follows strong practices. Membership ensures the lake remains cared-for resource. More information, including projects, can be found at churchillcommunity for some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects are some strong projects. The foundation of the community for some strong projects are some strong projects are some strong projects are some strong projects. The foundation of the community for some strong projects are some strong proj	1 \$ - \$ 395,508.31	\$ 395,508.31	-	395,508.31	TOTAL STAFFING	
FIRSTSERVICE ADMIN EXPENSE \$ 70,000.00 \$ 70,000.00 Non-contract administrative costs for account collections, coupons and similar. 50790 CHURCHILL FOUNDATION FEES \$ - \$ 170,365.80 \$ 170,365.80 Created in 1971, Lake Churchill serves as bot facility and a community amenity. The Foundal lake's conservation, wildlife habitat, and upker removal, dog waste bags, and tree planting. It weir area in a natural state and follows strong practices. Membership ensures the lake remainder cared-for resource. More information, including projects, can be found at churchill community for the foundation of the						
Sorgo CHURCHILL FOUNDATION FEES \$ - \$ 170,365.80 \$ 170,365.80 Created in 1971, Lake Churchill serves as bot facility and a community amenity. The Foundal lake's conservation, wildlife habitat, and upker removal, dog waste bags, and tree planting. It weir area in a natural state and follows strong practices. Membership ensures the lake remains cared-for resource. More information, including projects, can be found at churchillcommunity for the factor of the facility and a community amenity. The Foundal lake's conservation, wildlife habitat, and upker removal, dog waste bags, and tree planting. It weir area in a natural state and follows strong practices. Membership ensures the lake remains cared-for resource. More information, including projects, can be found at churchillcommunity for the factor of the factor of the facility and a community amenity. The Foundal lake's conservation, wildlife habitat, and upker removal, dog waste bags, and tree planting. It weir area in a natural state and follows strong practices. Membership ensures the lake remains cared-for resource. More information, including projects, can be found at churchillcommunity for the factor of the	\$ 70,000.00 Non-contract administrative costs for accounting, pre-	\$ 70,000.00		70,000.00		50000
50875 MISCELLANEOUS \$ 1,000.00 \$ 1,000.00 For small uncategorized expenses.		\$ 170,365.80	170,365.80	-	CHURCHILL FOUNDATION FEES	50790
	· ·	т				
51135 OFFICE EQUIPMENT	T Jeses S	7		1,000.00 6,000.00	MISCELLANEOUS OFFICE EQUIPMENT	50875 51135
(monthly); Waters Landing Domain- \$46.34 (y Landing Website + Marketing- \$381.48 (yearly Email- \$119.88 (yearly); Committee's Email- \$DocuSign- \$318 (yearly); Election Buddy- \$59 election license & rush fee); Toshiba Printer- \$CAI- \$540 (annual membership and dues - an Granted- \$1,045 (annual contract for swimmin	(monthly); Waters Landing Domain- \$46.34 (yearly); Waters Landing Website + Marketing- \$381.48 (yearly); Waters Landing Email- \$119.88 (yearly); Committee's Email- \$101.64 (yearly); DocuSign- \$318 (yearly); Election Buddy- \$598 (includes election license & rush fee); Toshiba Printer- \$259.93 (monthly); CAI- \$540 (annual membership and dues - annual); Access Granted- \$1,045 (annual contract for swimming pool pass			3,580.00	DUES & SUBSCRIPTIONS	51630
51980 RESERVE CONTRIBUTION \$ 143,859.00 \$ 143,859.00 Provides for the individual neigborhoods' reserve study draft.	Idatabase)		143 950 00		DESERVE CONTRIBUTION	51980

		2026 OPERATING BUDGET					NARRATIVE	
			GENERAL		EIGHBORHOOD		DNSOLIDATED	IVALITY L
			PROPOSED	'	PROPOSED		PROPOSED	
			BUDGET		BUDGET		BUDGET	
			2026		2026		2026	
52095	POSTAGE	\$	10,000.00			\$		Provides for postage for mailings by office staff.
52105	PRINTING & DUPLICATING	\$	11,600.00			\$		Provides for printing expenses for membership meeting notices
								and other annoucements.
52230	OFFICE SUPPLES	\$	2,500.00			\$	2,500.00	Provides for purchase of office supplies for office and association use.
	TOTAL ADMINISTRATIVE	\$	104,680.00	\$	314,224.80	\$	418,904.80	
	TOTAL OPERATING EXPENSES	\$	1,655,333.69	\$	1,001,540.82	\$	2,656,874.52	
	NET INCOME	•		•		•		
	NET INCOME	Þ	-	\$	-	\$	-	
	TRANSFER FROM RESERVES							
	TOTAL TRANSFER FROM RESERVES							
	RESERVE EXPENSES							
84120	Reserve Study	\$	-	\$	-	\$	-	
87246	Community Center Wood Retaining Walls	\$	-	\$	-	\$	-	
87248	Sealcoat	\$	-	\$	-	\$	-	
87258	Concrete Retaining Walls	\$	-	\$	-	\$	-	
87328	Mailboxes	\$	-	\$	-	\$	-	
87820	Concrete Sidewalks	\$	-	\$	-	\$	-	
87830	Concrete - Curb and Gutter Repairs	\$	-	\$		\$		
88902	Asphalt Milling and Overlay-Comm. Cntr	\$	-	\$	-	\$	_	
88906 90030	Asphalt Paving Pool A Pumps	\$	-	\$	-	\$	-	
90030	Pool A Main Filters	\$	<u>-</u>	\$	-	\$	-	
90045	Pool A Wading Filter	\$		\$		\$		
90055	Pool B Wading Filter	\$	_	\$	-	\$		
90070	Pool A Underwater Lighting	\$	_	\$	-	\$	_	
90075	Pool B Underwater Lighting	\$	-	\$	-	\$	-	
90080	Roof - Pool House - Pool B	\$	-	\$	-	\$	-	
90110	Pool Furniture	\$	-	\$	-	\$	-	
90120	Bath House - Painting and Repairs - Pool A	\$	-	\$	-	\$	-	
90150	Bath House - Painting and Repairs - Pool B	\$	-	\$	-	\$	-	
90155	Pool House A - renovation	\$	-	\$	-	\$	-	
90160	Pool House B renovation	\$	-	\$	-	\$	-	
90210	Pool Deck Caulking - Pool A	\$	-	\$	-	\$	-	
90215	Pool Matting	\$	-	\$	-	\$	-	
90220	Community Center Deck	\$	-	\$	-	\$		
	Recreation Court Maintenance	\$	-	\$	-	\$		
	Community Entrance Signage	\$	-	\$	-	\$	-	
	TOTAL RESERVE EXPENSES	¢		\$		\$	-	
	TOTAL RESERVE EXPENSES	Ψ	-	Ψ	-	Ψ	<u>-</u>	
	NET RESERVE TRANSFERS	\$	-	\$	_	\$	_	
	HET IZECTAE TRANSPERS		_		_		_	

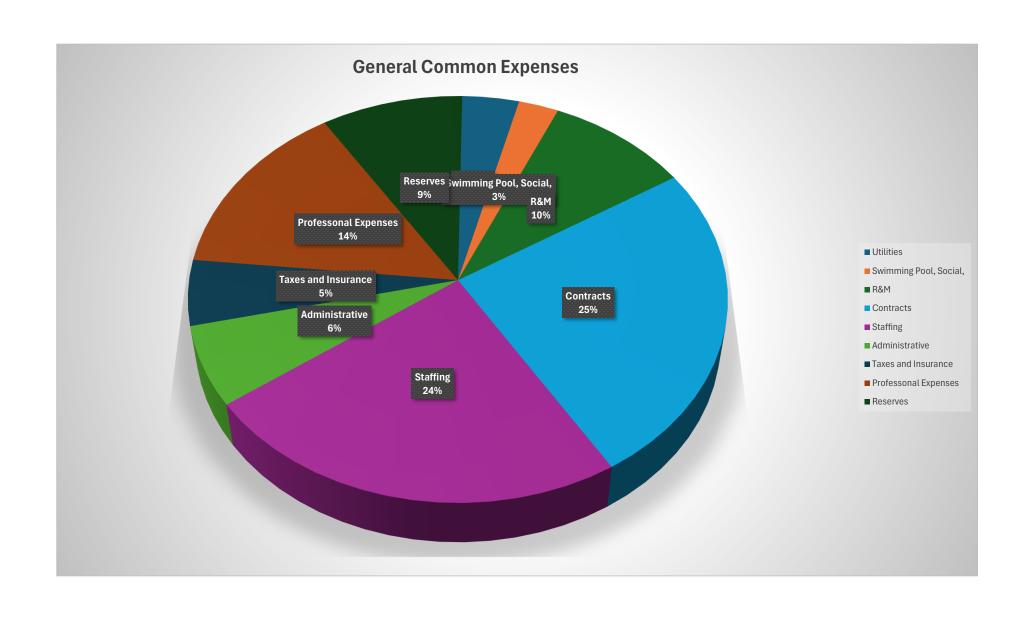
	1		<u> </u>		T	<u> </u>			
							202	6 OPERATING BUDG	GET
		CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	GENERAL	NEIGHBORHOOD	CONSOLIDATED
		PRIOR YEAR	CURRENT	YTD	PROJECTED	PROJECTED	PROPOSED	PROPOSED	PROPOSED
		ACTUALS	BUDGET	JAN-JUN	JUL-DEC	TOTAL	BUDGET	BUDGET	BUDGET
		2024	2025	2025	2025	2025	2026	2026	2026
		2027	2023	2023	2023	2023	2020	2020	2020
	OPERATING INCOME								
	OF ENATING INCOME								
	ASSESSMENTS								
40725	APARTMENTS	\$ 302,376.00	\$ 256,864.56	\$ 128,432.00	\$ 128,432.00	\$ 256,864.00	\$217,858.10	\$ 46,712.40	\$ 264,570.50
40000	CONDOMINIUM	\$ 410,298.00					\$377,556.10		· · · · · · · · · · · · · · · · · · ·
40575	SINGLE FAMILY	\$ 270,960.00		·		· ·	\$253,159.14		
40001	TOWNHOME	\$ 437,400.00	· · · · · · · · · · · · · · · · · · ·	·		· ·	\$529,977.13		
	TOTAL ASSESSMENTS				\$ 1,155,384.20	\$ 2,310,768.40			<u> </u>
	101/12 /100200 ME11110	1,121,001100	- 2,010,100,21	1,100,001120	1,100,001120	2,010,700110	ψ 1,010,000110	1,001,010102	2,000,001120
	OTHER INCOME								
42645	COMMUNITY CENTER RENTALS	\$ 10,225.00	\$ 10,000.00	\$ 1,280.00	\$ 5,000.00	\$ 6,280.00	\$ 5,000.00	\$ -	\$ 5,000.00
	GENERAL ASSOCATION FEE					\$ -			
43000	LATE FEES	\$ 27,579.00	\$ 15,000.00	\$ 9,698.00	\$ 6,000.00	\$ 15,698.00	\$ 16,000.00	\$ -	\$ 16,000.00
43075	LEGAL FEES	\$ 26,747.00	\$ 30,000.00	\$ 4,779.00	\$ 4,800.00	\$ 9,579.00	\$ 30,000.00	\$ -	\$ 30,000.00
44145	RESERVE INTEREST	\$ 180,907.00	\$ 125,000.00	\$ 80,887.00	\$ 70,000.00	\$ 150,887.00	\$ 125,000.00	\$ -	\$ 125,000.00
TBD	GUEST SWIMMING POOL PASSES		\$ -		,	\$ -	\$ 500.00	\$ -	\$ 500.00
44285	PRIOR YEAR EXCESS/LOSS	\$ 85,116.00	\$ 100,000.00			\$ -	\$ 100,000.00		\$ 100,000.00
	TOTAL OTHER INCOME	\$ 330,574.00	•		\$ 85,800.00	\$ 182,444.00	\$ 276,500.00	\$ -	\$ 276,500.00
						·			
	TOTAL OPERATING INCOME	\$ 1,751,608.00	\$ 2,590,768.24	\$ 1,252,028.20	\$ 1,241,184.20	\$ 2,493,212.40	\$ 1,655,050.46	\$ 1,001,540.82	\$ 2,656,591.29
	TOTAL AVAILABLE INCOME	\$ 1,751,608.00	\$ 2,405,768.24	\$ 1,159,526.20	\$ 1,148,682.20	\$ 2,308,208.40	\$ 1,655,050.46	\$ 1,001,540.82	\$ 2,656,591.29
	ODEDATING EVDENGES								
	OPERATING EXPENSES								
	RESERVE CONTRIBUTION								
	RESERVE CONTRIBUTION - GENERAL COMMON						\$ 153,981.00	ф	\$ 153,981.00
	RESERVE CONTRIBUTION - GENERAL COMMON						φ 155,961.00	- -	φ 155,961.00
	TOTAL RESERVE CONTRIBUTION						\$ 153,981.00	\$ -	\$ 153,981.00
	TOTAL RECEIVE CONTINUOUS						¥ 100,001.00		100,001.00
	UTILITIES								
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 11,193.00	\$ 12,000.00	\$ 5,906.00	\$ 6,201.30	\$ 12,107.30	\$ 12,833.74		\$ 12,833.74
TBD	ELECTRICITY - LAMPOSTS	\$ 1,341.00							\$ 1,642.79
TBD	ELECTRICITY - POOL A	\$ 68.00	•	· ·	T.	•			\$ 6,156.48
TBD	ELECTRICITY - POOL B	\$ 8,441.00	•	·	•	· ·	•		\$ 10,696.73
TBD	ELECTRICITY - NEIGHBORHOODS	\$ 54,066.00	•					\$ 62,000.00	' '
		, 21,300.00	, 25,555.50		55,215.10	, 25,300.10		, 5=,555.56	, ==,000.00
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 21,691.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	\$ 3,180.00		\$ 3,180.00
TBD	WATER AND SEWER - POOL A	\$ 1,971.00	•		•				\$ 10,600.00
TBD	WATER AND SEWER - POOL B	\$ 2,783.00	\$ 10,000.00	\$ 541.00	\$ 9,459.00	\$ 10,000.00	\$ 10,600.00		\$ 10,600.00
TBD	TELEPHONE AND NETWORK	\$ 8,809.00	•						\$ 6,000.00
	TOTAL UTILITIES	\$ 110,363.00	\$ 104,900.00	\$ 53,728.00	\$ 67,274.80	\$ 121,002.80	\$ 61,709.73	\$ 62,000.00	

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								6 OPERATING BUD	
		CONSOLIDATED						NEIGHBORHOOD	CONSOLIDATED
		PRIOR YEAR	CURRENT	YTD	PROJECTED	PROJECTED	PROPOSED	PROPOSED	PROPOSED
		ACTUALS	BUDGET	JAN-JUN	JUL-DEC	TOTAL	BUDGET	BUDGET	BUDGET
		2024	2025	2025	2025	2025	2026	2026	2026
	SWIMMING POOLS								
73536	POOL - FURNITURE/EQUIPMENT	\$ -	\$ 1,500.00	\$ 1,570.00		\$ 1,570.00	\$ 1,500.00		\$ 1,500.00
73576	POOL - A REPAIRS	\$ 13,974.00				' '	' '		\$ 3,000.00
73596	POOL - A SUPPLIES	\$ 2,348.00			\$ 5,500.00	·	. ,		\$ 5,500.00
73578	POOL - B REPAIRS	\$ 8,772.00			· · · · · · · · · · · · · · · · · · ·	·			\$ 3,000.00
73598	POOL - B SUPPLIES	\$ 2,291.00	· ·		\$ 5,500.00		· · · · · · · · · · · · · · · · · · ·		\$ 5,500.00
73548	SWIM TEAM		\$ 12,000.00	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00		\$ 10,000.00
	TOTAL SWIMMING POOLS	\$ 33,385.00	\$ 29,500.00	\$ 14,120.00	\$ 16,750.00	\$ 30,870.00	\$ 28,500.00	\$ -	\$ 28,500.00
	SOCIAL AND LIFESTYLE	_					_		
52240	COMMUNITY EVENTS	\$ 11,041.00				-	\$ 15,000.00		\$ 15,000.00
	TOTAL SOCIAL AND LIFESTYLE	\$ 11,041.00	\$ -	-	\$ -	\$ -	\$ 15,000.00	-	\$ 15,000.00
	DEDAIDO AND MAINTENANOE								
	REPAIRS AND MAINTENANCE								
70215	COMMUNITY CENTER R&M	\$ 5,481.00	\$ 12,000.00	\$ 7,041.00	\$ 4,500.00	\$ 11,541.00	\$ 12,000.00		\$ 12,000.00
70210	COMMONT TO CENTER TRAIN	φ 0,401.00	Ψ 12,000.00	γ 7,041.00	Ψ,000.00	Ψ 11,0-11.00	Ψ 12,000.00		Ψ 12,000.00
70220	BUILDING IMPROVEMENTS	\$ -	\$ 2,500.00	\$ 2,645.00	\$ 2,645.00	\$ 5,290.00	\$ 3,500.00		\$ 3,500.00
64120	MAINTENANCE -SITE	\$ 75,127.00			· · · · · · · · · · · · · · · · · · ·	, ,	, ,	\$ 10,000.00	\$ 50,000.00
		, ,	, , ,	, ,		,	,	,	,
TBD	HANDYMAN		\$ 65,000.00	\$ 32,500.00	\$ 32,500.00	\$ 65,000.00	\$ 65,000.00		\$ 65,000.00
65700	TREE MAINTENANCE	\$ 89,215.00	\$ 98,250.00	\$ 42,710.00	\$ 58,000.00	\$ 100,710.00	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00
TBD	LANDSCAPING - NON CONTRACT					\$ -	\$ 5,000.00	-	\$ 5,000.00
00045	LD (4.0. DOM	* 0.740.00	* • • • • • • • • • • • • • • • • • • •		A 0.000.00	Φ 000000			Φ 000000
66045	HVAC R&M	\$ 2,719.00	\$ 3,000.00	-	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00		\$ 3,000.00
6700E	DOAD DEDAIDS	Φ.	¢ 2,000,00	Φ.	ф 2.000.00	¢ 2,000,00	Ф 2.000.00		ф 2,000,00
67005	ROAD REPAIRS TOTAL MAINTENANCE AND REPAIRS	\$ -	\$ 2,000.00 \$ 232,750.00		\$ 3,000.00 \$ 133,645.00			\$ 85,000.00	\$ 2,000.00 \$ 240,500.00
	TOTAL MAINTENANCE AND REPAIRS	\$ 172,542.00	\$ 232,150.00	\$ 100,09 <i>1</i> .00	\$ 133,645.00	\$ 242,542.00	\$ 155,500.00	\$ 65,000.00	\$ 240,500.00
	CONTRACTS								
61050	REFUSE	\$ 201,517.00	\$ 208,136.32	\$ 103,124.00	\$ 105,012.32	\$ 208,136.32	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00
62020	LAWN MAINTENANCE	\$ 194,830.00							
]		, , , , , , , , , , , , , , , , , , , ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, , , , , , , , ,	
63225	JANITORIAL	\$ 19,281.00	\$ 12,000.00	\$ 6,572.00	\$ 7,200.00	\$ 13,772.00	\$ 14,000.00	\$ -	\$ 14,000.00
62100	SNOW REMOVAL	\$ 69,003.00	\$ 230,000.00	\$ 116,980.00			\$ 87,975.00	\$ 142,025.00	\$ 230,000.00
73502	POOL - CONTRACT	\$ 126,757.00	\$ 195,000.00	\$ 129,140.00	\$ 65,860.00	\$ 195,000.00	\$ 215,000.00	-	\$ 215,000.00
					A A 10 200 3 3		A 442 = 22 = 2	A 422	
	TOTAL CONTRACTS	\$ 611,388.00	\$ 861,337.32	\$ 442,200.00	\$ 319,889.32	\$ 762,089.32	\$ 416,766.71	\$ 480,776.29	\$ 897,543.00
	TAYES AND INSURANCE								
	TAXES AND INSURANCE				1	1			

							202	6 OPERATING BUD	ET	
		CONSOLIDATED PRIOR YEAR ACTUALS 2024	CONSOLIDATED CURRENT BUDGET 2025	CONSOLIDATED YTD JAN-JUN 2025	PROJECTED JUL-DEC 2025	CONSOLIDATED PROJECTED TOTAL 2025	GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	PROPOSED BUDGET 2026	
52505	COUNTY COMMISSION	\$ 19,480.00	\$ 10,264.00	-	\$ 10,264.00	\$ 10,264.00	\$ -	\$ 10,263.50	\$ 10,263.50	
54055	REAL ESTATE TAXES	\$ -	\$ 23,100.00					\$ 49,276.23		
54255	INCOME TAXES	\$ 90,350.00	,	,		\$ 31,000.00			\$ 20,000.00	
53080	D&O INSURANCE	\$ 5,861.00	\$ 12,000.00	\$ 5,109.00	\$ 12,570.00	\$ 17,679.00	\$ 13,200.00		\$ 13,200.00	
53190	PROPERTY & LIABILITY	\$ 26,616.00	\$ 36,000.00	\$ -	\$ 39,437.00	\$ 39,437.00	\$ 41,400.00		\$ 41,400.00	
53220	UMBRELLA POLICY	\$ 1,535.00	\$ 3,700.00	\$ 4,211.00	\$ 3,683.00	\$ 7,894.00	\$ 3,870.00		\$ 3,870.00	
TBD	CRIME POLICY				\$ 922.00	\$ 922.00	\$ 970.00		\$ 970.00	
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 1,852.00	\$ 540.00	\$ 225.00					\$ 800.00	
	TOTAL TAXES AND INSURANCE	\$ 145,694.00	\$ 125,604.00	\$ 63,428.00	\$ 118,775.00	\$ 182,203.00	\$ 85,963.45	\$ 59,539.73	\$ 145,503.18	
	PROFESSIONAL EXPENSES									
55570	MANAGEMENT CONTRACT	\$ 107,292.00	\$ 103,579.00	\$ 52,787.00	\$ 52,787.00	\$ 105,574.00	\$ 108,424.50		\$ 108,424.50	
55065	AUDITOR	\$ 15,943.00	\$ 10,000.00	\$ 150.00	\$ 15,500.00	\$ 15,650.00	\$ 16,000.00		\$ 16,000.00	
55135	CONSULTANTS	\$ 139.00	\$ 1,000.00	\$ 416.00	\$ 1,500.00	\$ 1,916.00	\$ 2,000.00		\$ 2,000.00	
50850	MEETING MINUTES	\$ 2,890.00	\$ 3,120.00	\$ 1,765.00	\$ 2,100.00	\$ 3,865.00	\$ 3,300.00		\$ 3,300.00	
55235	LEGAL	\$ 5,185.00	\$ 20,000.00	\$ 702.00	\$ 10,000.00	\$ 10,702.00	\$ 10,000.00		\$ 10,000.00	
55285	LEGAL - COLLECTIONS	\$ 139,467.00	\$ 65,000.00	\$ 53,197.00	\$ 76,803.00	\$ 130,000.00	\$ 90,000.00		\$ 90,000.00	
55290	LEGAL - LITIGATION	\$ -	\$ 25,000.00	-	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00		\$ 5,000.00	
55485	LEGAL RETAINER	\$ 2,520.00	\$ 2,280.00	\$ 920.00	\$ 1,500.00	\$ 2,420.00	\$ 3,000.00		\$ 3,000.00	
	TOTAL PROFESSIONAL EXPENSES	\$ 273,436.00	\$ 229,979.00	\$ 109,937.00	\$ 170,190.00	\$ 280,127.00	\$ 237,724.50	-	\$ 237,724.50	
	STAFFING									
	PAYROLL MANAGEMENT	\$ 349,681.00	\$ 363,388.36	\$ 188,812.00	\$ 177,115.00	\$ 365,927.00	\$ 380,508.31		\$ 380,508.31	
	COVENANTS ENFORCEMENT		\$ -			\$ -	\$ 15,000.00		\$ 15,000.00	
	TOTAL STAFFING	\$ 349,681.00	\$ 363,388.36	\$ 188,812.00	\$ 177,115.00	\$ 365,927.00	\$ 395,508.31	\$ -	\$ 395,508.31	
	ADMINISTRATIVE									
	CONTINUING EDUCATION					\$ -	\$ -		\$ -	
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 55,870.00	\$ 70,000.00	\$ 18,969.00	\$ 51,031.00	\$ 70,000.00	\$ 70,000.00		\$ 70,000.00	

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												202	6 OP	ERATING BUDG	SET	
		CONSOLIDATED	CO	NSOLIDATED	CC	NSOLIDATED	CC	ONSOLIDATED	CC	ONSOLIDATED		GENERAL	NE	IGHBORHOOD	CO	NSOLIDATE
		PRIOR YEAR		CURRENT		YTD	I	PROJECTED		PROJECTED	F	PROPOSED	F	PROPOSED	P	ROPOSED
		ACTUALS		BUDGET		JAN-JUN		JUL-DEC		TOTAL		BUDGET		BUDGET		BUDGET
		2024		2025		2025		2025		2025		2026		2026		2026
50790	CHURCHILL FOUNDATION FEES		\$	146,269.00	\$	79,025.00	\$	79,025.00	\$	158,050.00	\$	-	\$	170,365.80	\$	170,365.80
50795	GENERAL COMMON ASSOCIATION FEE	\$ 1,430,088.00			\$	646,218.00	\$	783,870.00	\$	1,430,088.00					\$	
50875	MISCELLANEOUS	\$ 1,430,000.00	\$	750.00		145.00	Ψ	100,010.00	\$	·	\$	1,000.00			\$	1,000.00
51135	OFFICE EQUIPMENT	\$ 10,702.00		5,000.00		3,949.00	\$	3,000.00				6,000.00			\$	6,000.00
51630	DUES & SUBSCRIPTIONS	\$ 3,146.00	\$	1,000.00	\$	722.00	\$	400.00	\$	1,122.00	\$	3,580.00			\$	3,580.00
51980	RESERVE CONTRIBUTION												\$	143,859.00	\$	143,859.00
52095	POSTAGE	\$ 6,249.00	\$	10,000.00	\$	_	\$	5,000.00	\$	5,000.00	\$	10,000.00			\$	10,000.00
52105	PRINTING & DUPLICATING	\$ 42,998.00		13,000.00		5,751.00	_	6,000.00		· ·		11,600.00			\$	11,600.00
52230	OFFICE SUPPLES	\$ 3,135.00	\$	2,500.00	\$	677.00	\$	1,800.00	\$	2,477.00	\$	2,500.00			\$	2,500.00
	TOTAL ADMINISTRATIVE	\$ 1,674,205.00	\$	280,519.00	\$	757,161.00	\$	960,796.00	\$	1,717,957.00	\$	104,680.00	\$	314,224.80	\$	418,904.80
	TOTAL OPERATING EXPENSES	\$ 3,381,735.00	\$	2,227,977.68	\$	1,738,283.00	\$	1,964,435.12	\$	3,702,718.12	\$	1,655,333.69	\$	1,001,540.82	\$	2,656,874.52
	NET INCOME	\$ (1,630,127.00)	\$	177,790.56	\$	(578,756.80)	\$	(815,752.92)	\$	(1,394,509.72)	\$	-	\$	-	\$	-
	TRANSFER FROM RESERVES					050 074 00			_	050 074 00						
	TOTAL TRANSFER FROM RESERVES				\$ \$	859,874.00 859,874.00	_	-	\$ \$	859,874.00 859,874.00						
	RESERVE EXPENSES															
84120	Reserve Study				\$	5,600.00	\$	10,000.00	_			-	\$	-	\$	-
87246	Community Center Wood Retaining Walls				\$	6,842.00			\$	6,842.00		-	\$	-	\$	-
87248	Sealcoat				\$	13,900.00			\$	13,900.00		-	\$	-	\$	-
87258	Concrete Retaining Walls				\$	1,788.00			\$,		-	\$	-	\$	-
87328	Mailboxes				\$	1,905.00	\$	5,000.00	\$	6,905.00	\$	-	\$	-	\$	-

							202	GET	
		CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	GENERAL	NEIGHBORHOOD	CONSOLIDATED
		PRIOR YEAR	CURRENT	YTD	PROJECTED	PROJECTED	PROPOSED	PROPOSED	PROPOSED
		ACTUALS	BUDGET	JAN-JUN	JUL-DEC	TOTAL	BUDGET	BUDGET	BUDGET
		2024	2025	2025	2025	2025	2026	2026	2026
87820	Concrete Sidewalks			\$ 9,545.00		\$ 9,545.00		\$ -	\$ -
87830	Concrete - Curb and Gutter Repairs			\$ 106,480.00		\$ 106,480.00	\$ -	\$ -	\$ -
88902	Asphalt Milling and Overlay-Comm. Cntr			\$ 18,596.00		\$ 18,596.00	\$ -	\$ -	\$ -
88906	Asphalt Paving			\$ 515,135.00	\$ 40,000.00	\$ 555,135.00	\$ -	\$ -	\$ -
90030	Pool A Pumps			\$ 13,870.00		\$ 13,870.00	\$ -	\$ -	\$ -
90040	Pool A Main Filters			\$ 13,155.00		\$ 13,155.00	\$ -	\$ -	\$ -
90045	Pool A Wading Filter			\$ 4,385.00		\$ 4,385.00	\$ -	\$ -	\$ -
90055	Pool B Wading Filter			\$ 1,650.00		\$ 1,650.00	\$ -	\$ -	\$ -
90070	Pool A Underwater Lighting			\$ 9,600.00		\$ 9,600.00	\$ -	\$ -	\$ -
90075	Pool B Underwater Lighting			\$ 8,890.00		\$ 8,890.00		\$ -	\$ -
90080	Roof - Pool House - Pool B			\$ 4,000.00		\$ 4,000.00	\$ -	\$ -	\$ -
90110	Pool Furniture			\$ 13,340.00		\$ 13,340.00	\$ -	\$ -	\$ -
90120	Bath House - Painting and Repairs - Pool A			\$ 3,228.00		\$ 3,228.00	\$ -	\$ -	\$ -
90150	Bath House - Painting and Repairs - Pool B			\$ 1,078.00		\$ 1,078.00	\$ -	\$ -	\$ -
90155	Pool House A - renovation			\$ 44,020.00	\$ 40,587.25	\$ 84,607.25	\$ -	\$ -	\$ -
90160	Pool House B renovation			\$ 41,326.00	\$ 36,216.44		\$ -	\$ -	\$ -
90210	Pool Deck Caulking - Pool A			\$ 8,848.00		\$ 8,848.00	\$ -	\$ -	\$ -
90215	Pool Matting			\$ 7,693.00		\$ 7,693.00	\$ -	\$ -	\$ -
90220	Community Center Deck			\$ 5,000.00	\$ 3,835.00	\$ 8,835.00	\$ -	\$ -	\$ -
	Recreation Court Maintenance				\$ 164,000.00	\$ 164,000.00	\$ -	\$ -	\$ -
	Community Entrance Signage					\$ -	\$ -	\$ -	\$ -
	TOTAL RESERVE EXPENSES			\$ 859,874.00	\$ 299,638.69	\$ 1,159,512.69	\$ -	\$ -	\$ -
	NET RESERVE TRANSFERS			\$ -	\$ (299,638.69)	\$ (299,638.69)	\$ -	-	-



	1	000	-	APARTMENTS										
				PERATING BUDG				1001 5:25					0=	NEODEE:
		GENERAL		EIGHBORHOOD		ONSOLIDATED		ACCLAIM	H	ERITAGE		HURCHILL	STO	DNECREEK
		PROPOSED		PROPOSED		PROPOSED		(FIELDS)		(R0753)		SENIOR		CLUB
		BUDGET		BUDGET		BUDGET		(R0753)				LIVING		(R0753)
		2026		2026		2026		4.40				(R0753)		0.40
								143		300		255		240
	OPERATING INCOME													
	ACCECCHENTO													
40705	ASSESSMENTS	ΦΩ47.0E0.40	Φ.	40.740.40	Φ.	004 570 50	Φ.	47 474 54	Φ	00 500 00	Φ	27 024 00	Φ.	70.077.50
40725 40000	APARTMENTS CONDOMINIUM	\$217,858.10 \$377,556.10		46,712.40 45,019.20		264,570.50 422,575.30	\$	47,474.51	\$	99,596.88	Ъ	37,821.60	\$	79,677.50
40575	SINGLE FAMILY	\$253,159.14		147,107.10		400,266.24								
40001	TOWNHOME	\$529,977.13		762,702.12		1,292,679.25								
40001	TOTAL ASSESSMENTS		-	1,001,540.82	_	2,380,091.29	\$	47,474.51	\$	99,596.88	•	37,821.60	\$	79,677.50
	TOTAL ASSESSMENTS	φ 1,576,550.40	Ψ	1,001,340.02	Ψ	2,300,091.29	Ψ	47,474.31	Ψ	99,390.00	Ψ	37,021.00	Ψ	19,011.30
	OTHER INCOME													
42645	COMMUNITY CENTER RENTALS	\$ 5,000.00	\$	_	\$	5,000.00								
010	GENERAL ASSOCATION FEE		<u> </u>		Ÿ	2,230.00								
43000	LATE FEES	\$ 16,000.00	\$	-	\$	16,000.00								
43075	LEGAL FEES	\$ 30,000.00		=	\$	30,000.00								
44145	RESERVE INTEREST	\$ 125,000.00		-	\$	125,000.00								
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00	\$	-	\$	500.00								
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,000.00	\$	-	\$	100,000.00								
	TOTAL OTHER INCOME	\$ 276,500.00	\$	-	\$	276,500.00	\$	-	\$	-	\$	-	\$	-
	TOTAL OPERATING INCOME	\$ 1,655,050.46	\$	1,001,540.82	\$	2,656,591.29	\$	47,474.51	\$	99,596.88	\$	37,821.60	\$	79,677.50
	TOTAL AVAILABLE INCOME	\$ 1,655,050.46	\$	1,001,540.82	\$	2,656,591.29	\$	47,474.51	\$	99,596.88	\$	37,821.60	\$	79,677.50
	OPERATING EXPENSES													
	DECEDIE CONTRIBUTION													
	RESERVE CONTRIBUTION CENERAL COMMON	¢ 152.001.00	φ		φ	152 004 00								
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	Ф	-	\$	153,981.00								
	TOTAL RESERVE CONTRIBUTION	\$ 153,981.00	¢		\$	153,981.00								
	IOTAL RESERVE CONTRIBUTION	φ 155,301.00	Ψ	<u> </u>	Ā	133,301.00								
	UTILITIES													
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74			\$	12,833.74								
TBD	ELECTRICITY - LAMPOSTS	\$ 1,642.79			\$	1,642.79								
TBD	ELECTRICITY - POOL A	\$ 6,156.48			\$	6,156.48								
TBD	ELECTRICITY - POOL B	\$ 10,696.73			\$	10,696.73	-							
TBD	ELECTRICITY - NEIGHBORHOODS	\$ -	\$	62,000.00		62,000.00								
		•		2=,200.00		2=,000.00								
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00			\$	3,180.00								
TBD	WATER AND SEWER - POOL A	\$ 10,600.00			\$	10,600.00								
TBD	WATER AND SEWER - POOL B	\$ 10,600.00			\$	10,600.00								
TBD	TELEPHONE AND NETWORK	\$ 6,000.00			\$	6,000.00								
	TOTAL UTILITIES	\$ 61,709.73	\$	62,000.00	\$	123,709.73	\$	-	\$		\$	-	\$	-

			202	26 OPERATING BUDGET					APARTMENTS					
		Р	GENERAL ROPOSED BUDGET 2026	NE	EIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026		ACCI (FIEL (R07	_DS)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)		
70500	SWIMMING POOLS	Φ.	4 500 00			Φ.	4.500.00							
73536	POOL - FURNITURE/EQUIPMENT	\$	1,500.00			\$	1,500.00							
73576	POOL - A REPAIRS	\$	3,000.00			\$	3,000.00							
73596	POOL - A SUPPLIES	\$	5,500.00			\$	5,500.00							
73578 73598	POOL - B REPAIRS	\$	3,000.00			\$	3,000.00							
	POOL - B SUPPLIES	\$	5,500.00			\$	5,500.00							
73548	SWIM TEAM TOTAL SWIMMING POOLS	\$ \$	10,000.00 28,500.00	¢	_	\$ \$	10,000.00 28,500.00	\$		\$ -	\$ -	\$ -		
	TOTAL SWIMINING FOOLS	Ψ	20,500.00	Ψ	-	Ψ	20,500.00	Ψ	-					
	SOCIAL AND LIFESTYLE													
52240	COMMUNITY EVENTS	\$	15,000.00			\$	15,000.00							
	TOTAL SOCIAL AND LIFESTYLE	\$	15,000.00	\$	-	\$	15,000.00	\$	-	\$ -	\$ -	\$ -		
	REPAIRS AND MAINTENANCE													
70215	COMMUNITY CENTER R&M	\$	12,000.00			\$	12,000.00							
70000	DUIL DING IMPROVEMENTS	•	0.500.00			_	0.500.00							
70220	BUILDING IMPROVEMENTS	\$	3,500.00	_	10.000.00	\$	3,500.00							
64120	MAINTENANCE -SITE	\$	40,000.00	\$	10,000.00	\$	50,000.00							
TBD	HANDYMAN	\$	65,000.00			\$	65,000.00							
יטטו	HANDTWAN	φ	03,000.00			φ	03,000.00							
65700	TREE MAINTENANCE	\$	25,000.00	\$	75,000.00	\$	100,000.00							
00700	TILL WAINT LIVANOL	Ψ	25,000.00	Ψ	73,000.00	Ψ	100,000.00							
TBD	LANDSCAPING - NON CONTRACT	\$	5,000.00	\$	_	\$	5,000.00							
		Ť	2,000.00	_		_	0,000.00							
66045	HVAC R&M	\$	3,000.00			\$	3,000.00							
							·							
67005	ROAD REPAIRS	\$	2,000.00			\$	2,000.00							
	TOTAL MAINTENANCE AND REPAIRS	\$	155,500.00	\$	85,000.00	\$	240,500.00	\$	-	\$ -	\$ -	\$ -		
	CONTRACTS													
61050	REFUSE	\$	9,943.71		208,599.29		218,543.00							
62020	LAWN MAINTENANCE	\$	89,848.00	\$	130,152.00	\$	220,000.00	\$	-					
63225	JANITORIAL	\$	14,000.00	¢	-	\$	14,000.00							
62100	SNOW REMOVAL	\$	87,975.00		142,025.00		230,000.00							
02100	STACAA LICIACA LIC	Ψ	01,313.00	Ψ	172,023.00	Ψ	200,000.00							
73502	POOL - CONTRACT	\$	215,000.00	\$	-	\$	215,000.00							
		ĺ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				.,,,,,,,,,							
	TOTAL CONTRACTS	\$	416,766.71	\$	480,776.29	\$	897,543.00	\$	-	\$ -	\$ -	\$ -		
	TAXES AND INSURANCE													

		202	6 OPERATING BUDG	GET	APARTMENTS						
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	ACCLAIM (FIELDS) (R0753)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)			
52505	COUNTY COMMISSION	\$ -	\$ 10,263.50				(110755)				
54055 54255	REAL ESTATE TAXES INCOME TAXES	\$ 5,723.45 \$ 20,000.00	\$ 49,276.23	\$ 54,999.68 \$ 20,000.00							
53080	D&O INSURANCE	\$ 13,200.00		\$ 13,200.00							
53190	PROPERTY & LIABILITY	\$ 41,400.00		\$ 41,400.00							
53220	UMBRELLA POLICY	\$ 3,870.00		\$ 3,870.00							
TBD	CRIME POLICY	\$ 970.00		\$ 970.00							
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00		\$ 800.00							
	TOTAL TAXES AND INSURANCE	\$ 85,963.45	\$ 59,539.73	\$ 145,503.18	\$ -	\$ -	\$ -	\$ -			
	PROFESSIONAL EXPENSES										
55570	MANAGEMENT CONTRACT	\$ 108,424.50		\$ 108,424.50							
55065	AUDITOR	\$ 16,000.00		\$ 16,000.00							
55135	CONSULTANTS	\$ 2,000.00		\$ 2,000.00							
50850	MEETING MINUTES	\$ 3,300.00		\$ 3,300.00							
55235	LEGAL	\$ 10,000.00		\$ 10,000.00							
55285	LEGAL - COLLECTIONS	\$ 90,000.00		\$ 90,000.00							
55290	LEGAL - LITIGATION	\$ 5,000.00		\$ 5,000.00							
55485	LEGAL RETAINER	\$ 3,000.00		\$ 3,000.00							
	TOTAL PROFESSIONAL EXPENSES	\$ 237,724.50	\$ -	\$ 237,724.50	\$ -	\$ -	\$ -	\$ -			
	STAFFING										
	PAYROLL MANAGEMENT	\$ 380,508.31		\$ 380,508.31							
	COVENANTS ENFORCEMENT	\$ 15,000.00		\$ 15,000.00							
	TOTAL STAFFING	\$ 395,508.31	-	\$ 395,508.31	\$ -	\$ -	\$ -	\$ -			
	ADMINISTRATIVE										
	CONTINUING EDUCATION	\$ -		\$ -							
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00		\$ 70,000.00							

		202	6 OPERATING BUDG	GET		APART	MENTS	
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	(FIELDS) (R0753)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)
50790	CHURCHILL FOUNDATION FEES	\$ -	\$ 170,365.80	\$ 170,365.80	\$ 7,121.40	\$ 14,940.00	\$ 12,699.00	\$ 11,952.00
50795	GENERAL COMMON ASSOCIATION FEE			\$ -	\$ 40,353.11	\$ 84,656.88	\$ 25,122.60	\$ 67,725.50
50875	MISCELLANEOUS	\$ 1,000.00		\$ 1,000.00				
51135	OFFICE EQUIPMENT	\$ 6,000.00		\$ 6,000.00				
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00		\$ 3,580.00				
51980	RESERVE CONTRIBUTION		\$ 143,859.00	\$ 143,859.00				
52095	POSTAGE	\$ 10,000.00		\$ 10,000.00				
52105	PRINTING & DUPLICATING	\$ 11,600.00		\$ 11,600.00				
52230	OFFICE SUPPLES	\$ 2,500.00		\$ 2,500.00				
	TOTAL ADMINISTRATIVE	\$ 104,680.00	\$ 314,224.80	\$ 418,904.80	\$ 47,474.51	\$ 99,596.88	\$ 37,821.60	\$ 79,677.50
	TOTAL OPERATING EXPENSES	\$ 1,655,333.69	\$ 1,001,540.82	\$ 2,656,874.52	\$ 47,474.51	\$ 99,596.88	\$ 37,821.60	\$ 79,677.50
	NET INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
	NET INCOME	a -	Ф -	\$ -	Φ -	- Φ	-	-
	TRANSFER FROM RESERVES							
	TOTAL TRANSFER FROM RESERVES							
	DECEDIVE EXPENSES						1	
84120	RESERVE EXPENSES Reserve Study	\$ -	\$ -	\$ -				
87246	Community Center Wood Retaining Walls	\$ -	\$ -	\$ -				
87248	Sealcoat	\$ -	\$ -	\$ -				
87258	Concrete Retaining Walls	\$ -	\$ -	\$ -				
87328	Mailboxes	\$ -	\$ -	\$ -			1	
87820	Concrete Sidewalks	\$ -	\$ -	\$ -		1		

		202	6 OPERATING BUDG	GET		APART	MENTS	
		GENERAL	NEIGHBORHOOD	CONSOLIDATED	ACCLAIM	HERITAGE	CHURCHILL	STONECREEK
		PROPOSED	PROPOSED	PROPOSED	(FIELDS)	(R0753)	SENIOR	CLUB
		BUDGET	BUDGET	BUDGET	(R0753)		LIVING	(R0753)
		2026	2026	2026			(R0753)	
87830	Concrete - Curb and Gutter Repairs	-	\$ -	\$ -				
88902	Asphalt Milling and Overlay-Comm. Cntr	-	\$ -	\$ -				
88906	Asphalt Paving	\$ -	\$ -	\$ -				
90030	Pool A Pumps	\$ -	\$ -	\$ -				
90040	Pool A Main Filters	\$ -	\$ -	\$ -				
90045	Pool A Wading Filter	\$ -	\$ -	\$ -				
90055	Pool B Wading Filter	\$ -	\$ -	\$ -				
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -				
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -				
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -				
90110	Pool Furniture	\$ -	\$ -	\$ -				
90120	Bath House - Painting and Repairs - Pool A	-	\$ -	\$ -				
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -				
90155	Pool House A - renovation	\$ -	\$ -	\$ -				
90160	Pool House B renovation	\$ -	\$ -	\$ -				
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -				
90215	Pool Matting	\$ -	\$ -	\$ -				
90220	Community Center Deck	-	\$ -	\$ -				
TBD	Recreation Court Maintenance	-	\$ -	\$ -				
TBD	Community Entrance Signage	\$ -	\$ -	\$ -				
	TOTAL RESERVE EXPENSES	\$ -	\$ -	\$ -				
	NET RESERVE TRANSFERS	-	\$	\$ -				

	T															
				OPERATING BUDG						CONDO						
		GENERAI	ı	NEIGHBORHOOD	C	ONSOLIDATED		LAKEVIEW	SOUTH SHORE	WATERS	WA	VERLY	L	ANDING	E	SPRIT
		PROPOSE)	PROPOSED		PROPOSED		(R0753)	HARBOUR	HOUSE	(R	0753)		GLEN	(F	R0754)
		BUDGET		BUDGET		BUDGET			(R0753)	(R0753)			(R0752)		
		2026		2026		2026										
								150	98	248		78		144		216
	OPERATING INCOME															
	ASSESSMENTS															
40725	APARTMENTS	\$217,858				264,570.50			10.700.00				_			
40000	CONDOMINIUM	\$377,550		-				66,985.02	\$ 43,799.88	\$ 110,840.52	\$ 3	84,861.13	\$	57,376.11	\$ 1	08,712.63
40575	SINGLE FAMILY	\$253,159		-		· · · · · · · · · · · · · · · · · · ·										
40001	TOWNHOME	\$529,97		·			AND		.	.			•		^	
	TOTAL ASSESSMENTS	\$ 1,378,550	.46	\$ 1,001,540.82	\$	2,380,091.29	\$	66,985.02	\$ 43,799.88	\$ 110,840.52	\$ 3	4,861.13	\$	57,376.11	\$ 1	<u>08,712.63</u>
	OTHER INCOME															
40645	OTHER INCOME	ф <u>гоо</u>	00	<u></u>	φ	F 000 00										
42645	COMMUNITY CENTER RENTALS	\$ 5,000	.00	Φ -	\$	5,000.00										
	GENERAL ASSOCATION FEE															
42000	LATE FEES	ф 16.00 <i>i</i>	00	Φ	φ	16,000.00										
43000	LEGAL FEES	\$ 16,000			\$	· · · · · · · · · · · · · · · · · · ·										
43075	RESERVE INTEREST	\$ 30,000 \$ 125.000			\$	30,000.00 125,000.00										
44145 TBD	GUEST SWIMMING POOL PASSES	T - /			\$	· · · · · · · · · · · · · · · · · · ·										
	PRIOR YEAR EXCESS/LOSS	\$ 100,000	.00		\$	500.00	1000000									
44285	TOTAL OTHER INCOME				\$	276,500.00	AND		\$ -	\$ -	\$		\$		\$	
	TOTAL OTHER INCOME	\$ 276,500	.00	-	Ψ	276,500.00	Ф	-	\$ -	\$ -	-	-	P	-	Ψ	
	TOTAL OPERATING INCOME	\$ 1,655,050	46	\$ 1,001,540.82	\$	2,656,591.29	\$	66,985.02	\$ 43,799.88	\$ 110,840.52	\$ 3	4,861.13	\$	57,376.11	\$ 1	08,712.63
	TOTAL OF LIVATING INCOME	Ψ 1,000,000	 U 	Ψ 1,001,040.02	Ψ	2,000,001.20	Ψ	00,303.02	Ψ 43,733.00	Ψ 110,040.02	Ψ	74,001.10	Ψ	37,370.11	Ψ	00,7 12.00
	TOTAL AVAILABLE INCOME	\$ 1.655.05	.46	\$ 1.001.540.82	\$	2,656,591.29	\$	66.985.02	\$ 43.799.88	\$ 110.840.52	\$ 3	4.861.13	\$	57,376.11	\$ 1	08.712.63
		Ţ -,,		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	_,,	Ť		7 10,100100	-	Ť	1,001110	Ť		* -	,
	OPERATING EXPENSES															
	RESERVE CONTRIBUTION															
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,98	.00	\$ -	\$	153,981.00										
	TOTAL RESERVE CONTRIBUTION	\$ 153,98°	.00	\$ -	\$	153,981.00										
	<u>UTILITIES</u>															
	ELECTRICITY - COMMUNITY CENTER	\$ 12,833			\$	12,833.74										
TBD	ELECTRICITY - LAMPOSTS	\$ 1,642			\$	1,642.79										
TBD	ELECTRICITY - POOL A	\$ 6,150			\$	6,156.48										
	ELECTRICITY - POOL B	\$ 10,696	.73		\$	10,696.73	_									
TBD	ELECTRICITY - NEIGHBORHOODS	\$	- ;	\$ 62,000.00	\$	62,000.00										
	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180			\$											
	WATER AND SEWER - POOL A	\$ 10,600			\$	· · · · · · · · · · · · · · · · · · ·										
	WATER AND SEWER - POOL B	\$ 10,600			\$											
TBD	TELEPHONE AND NETWORK	\$ 6,000			\$	-,										
	TOTAL UTILITIES	\$ 61,709	.73	\$ 62,000.00	\$	123,709.73	\$	-	\$	-	\$	-	\$	-	\$	-

		20	26 OPERATING BUD	GET			CONDO	MINIUMS		
		GENERAL	NEIGHBORHOOD	CONSOLIDATED	LAKEVIEW	SOUTH SHORE	WATERS	WAVERLY	LANDING	ESPRIT
		PROPOSED	PROPOSED	PROPOSED	(R0753)	HARBOUR	HOUSE	(R0753)	GLEN	(R0754)
		BUDGET	BUDGET	BUDGET	, , , ,	(R0753)	(R0753)	, ,	(R0752)	, ,
		2026	2026	2026		` ′	, ,		, ,	
	SWIMMING POOLS									
73536	POOL - FURNITURE/EQUIPMENT	\$ 1,500.00		\$ 1,500.00						
73576	POOL - A REPAIRS	\$ 3,000.00		\$ 3,000.00						
73596	POOL - A SUPPLIES	\$ 5,500.00		\$ 5,500.00						
73578	POOL - B REPAIRS	\$ 3,000.00		\$ 3,000.00						
73598	POOL - B SUPPLIES	\$ 5,500.00		\$ 5,500.00						
73548	SWIM TEAM	\$ 10,000.00		\$ 10,000.00						
	TOTAL SWIMMING POOLS	\$ 28,500.00	-	\$ 28,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$
E0040	SOCIAL AND LIFESTYLE	ф 4F00000		ф 45 000 co						
52240	COMMUNITY EVENTS	\$ 15,000.00		\$ 15,000.00						
	-									
	TOTAL SOCIAL AND LIFESTYLE	\$ 15,000.00	s -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$
	TOTAL SOCIAL AND LIFEST TLE	\$ 15,000.00	<u> </u>	φ 15,000.00	Ф -	3 -	Ф -	\$ -	-	\$
	REPAIRS AND MAINTENANCE									
	THE THIRD HIT HIT HAVE									
70215	COMMUNITY CENTER R&M	\$ 12,000.00		\$ 12,000.00						
		,		,						
70220	BUILDING IMPROVEMENTS	\$ 3,500.00		\$ 3,500.00						
64120	MAINTENANCE -SITE	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00						
TBD	HANDYMAN	\$ 65,000.00		\$ 65,000.00						
65700	TREE MAINTENANCE	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00						
TBD	LANDSCAPING - NON CONTRACT	\$ 5,000.00	-	\$ 5,000.00						
66045	HVAC R&M	\$ 3,000.00		\$ 3,000.00						
07005	DOAD DEDAIDO	Φ 000000		Φ 0.000.00						
67005		\$ 2,000.00		\$ 2,000.00	•		•		•	
	TOTAL MAINTENANCE AND REPAIRS	\$ 155,500.00	\$ 85,000.00	\$ 240,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$
	CONTRACTS									
61050	REFUSE	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00						
62020	LAWN MAINTENANCE	\$ 89,848.00								
3_0_0		\$ 55,515.00	100,102.00	220,000.00						
63225	JANITORIAL	\$ 14,000.00	\$ -	\$ 14,000.00						
62100	SNOW REMOVAL	\$ 87,975.00								
		,	,							
73502	POOL - CONTRACT	\$ 215,000.00	\$ -	\$ 215,000.00						
	TOTAL CONTRACTS	\$ 416,766.71	\$ 480,776.29	\$ 897,543.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$
	TAXES AND INSURANCE									

		202	6 OP	PERATING BUDG	ET					CONDO	MINIUMS			
		GENERAL PROPOSED BUDGET	NE	IGHBORHOOD PROPOSED BUDGET	CC			(R0753)	SOUTH SHORE HARBOUR (R0753)	WATERS HOUSE (R0753)	WAVERLY (R0753)	LANDING GLEN (R0752)	ESPF (R07	
		2026		2026		2026								
52505	COUNTY COMMISSION	\$ -	\$	10,263.50	\$	10,263.50								
54055	REAL ESTATE TAXES	\$ 5,723.45	\$	49,276.23	\$	54,999.68								
54255	INCOME TAXES	\$ 20,000.00			\$	20,000.00								
53080	D&O INSURANCE	\$ 13,200.00			\$	13,200.00								
53190	PROPERTY & LIABILITY	\$ 41,400.00			\$	41,400.00								
53220	UMBRELLA POLICY	\$ 3,870.00			\$	3,870.00								
TBD	CRIME POLICY	\$ 970.00			\$	970.00								
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00			\$	800.00								
	TOTAL TAXES AND INSURANCE	\$ 85,963.45	\$	59,539.73	\$	145,503.18	\$	_	\$ -	\$ -	\$ -	\$ -	\$	-
	PROFESSIONAL EXPENSES													
55570	MANAGEMENT CONTRACT	\$ 108,424.50			\$	108,424.50								
55065	AUDITOR	\$ 16,000.00			\$	16,000.00								
55135	CONSULTANTS	\$ 2,000.00			\$	2,000.00								
50850	MEETING MINUTES	\$ 3,300.00			\$	3,300.00								
55235	LEGAL	\$ 10,000.00			\$	10,000.00								
55285	LEGAL - COLLECTIONS	\$ 90,000.00			\$	90,000.00								
55290	LEGAL - LITIGATION	\$ 5,000.00			\$	5,000.00								
55485	LEGAL RETAINER	\$ 3,000.00			\$	3,000.00								
	TOTAL PROFESSIONAL EXPENSES	\$ 237,724.50	\$	-	\$	237,724.50	\$	-	\$ -	\$ -	\$ -	\$ -	\$	-
	STAFFING													
	PAYROLL MANAGEMENT	\$ 380,508.31			\$	380,508.31								
	COVENANTS ENFORCEMENT	\$ 15,000.00			\$	15,000.00	_							
	TOTAL STAFFING	\$ 395,508.31	\$	-	\$	395,508.31	\$	-	\$ -	\$ -	\$ -	\$ -	\$	-
	ADMINISTRATIVE													
	CONTINUING EDUCATION	\$ -			\$	-								
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00			\$	70,000.00								

		202	6 OP	ERATING BUDG	ET	Г						CONDO	MIN	IUMS				
		GENERAL PROPOSED BUDGET 2026	NE	IGHBORHOOD PROPOSED BUDGET 2026	C	ONSOLIDATED PROPOSED BUDGET 2026	ı	(R0753)	Н	UTH SHORE HARBOUR (R0753)		WATERS HOUSE (R0753)	'	WAVERLY (R0753)		ANDING GLEN (R0752)		ESPRIT (R0754)
50790	CHURCHILL FOUNDATION FEES	\$	\$	170,365.80	\$	170,365.80	\$	7,470.00	\$	4,880.40	\$	12,350.40	\$	3,884.40	\$	5,677.20	\$	10,756.80
50795	GENERAL COMMON ASSOCIATION FEE				\$	_	\$	59,515.02	\$	38,919.48	\$	98,490.12	\$	30,976.73	\$	51,698.91	\$	97,955.83
50875	MISCELLANEOUS	\$ 1,000.00			\$	1,000.00		00,01010	<u> </u>	55,515115	Ť	00,100112	Ť	30,01.01.0	<u> </u>	0.1,000.0.1	<u> </u>	0.1,000.00
51135	OFFICE EQUIPMENT	\$ 6,000.00			\$	6,000.00												
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00			\$	3,580.00												
51980	RESERVE CONTRIBUTION		\$	143,859.00	\$	143,859.00												
52095	POSTAGE	\$ 10,000.00			\$	10,000.00												
52105	PRINTING & DUPLICATING	\$ 11,600.00			\$	11,600.00												
52230	OFFICE SUPPLES	\$ 2,500.00			\$	2,500.00												
	TOTAL ADMINISTRATIVE	\$ 104,680.00	\$	314,224.80	\$	418,904.80	\$	66,985.02	\$	43,799.88	\$	110,840.52	\$	34,861.13	\$	57,376.11	\$	108,712.63
	TOTAL OPERATING EXPENSES	\$ 1,655,333.69	\$	1,001,540.82	\$	2,656,874.52	\$	66,985.02	\$	43,799.88	\$	110,840.52	\$	34,861.13	\$	57,376.11	\$	108,712.63
	NET INCOME	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	TRANSFER FROM RESERVES																	
	TOTAL TRANSFER FROM RESERVES																	
	RESERVE EXPENSES																	
84120	Reserve Study	\$ -	\$	-	\$	-												
87246	Community Center Wood Retaining Walls	\$ -	\$	-	\$	-												
87248	Sealcoat	\$ -	\$	-	\$	-												
87258	Concrete Retaining Walls	\$ 	\$	-	\$	-												
87328	Mailboxes	\$ -	\$	-	\$	-												
87820	Concrete Sidewalks	\$ -	\$	-	\$	-												

		202	6 OPERATING BUDG	GET			CONDO	MINIUMS		
		GENERAL PROPOSED BUDGET	NEIGHBORHOOD PROPOSED BUDGET	PROPOSED BUDGET	LAKEVIEW (R0753)	SOUTH SHORE HARBOUR (R0753)	WATERS HOUSE (R0753)	WAVERLY (R0753)	LANDING GLEN (R0752)	ESPRIT (R0754)
		2026	2026	2026						
87830	Concrete - Curb and Gutter Repairs	\$ -	\$ -	\$ -						
88902	Asphalt Milling and Overlay-Comm. Cntr	\$ -	\$ -	\$ -						
88906	Asphalt Paving	\$ -	\$ -	\$ -						
90030	Pool A Pumps	\$ -	\$ -	\$ -						
90040	Pool A Main Filters	\$ -	\$ -	\$ -						
90045	Pool A Wading Filter	\$ -	\$ -	\$ -						
90055	Pool B Wading Filter	\$ -	\$ -	\$ -						
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -						
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -						
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -						
90110	Pool Furniture	\$ -	\$ -	\$ -						
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -						
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -						
90155	Pool House A - renovation	\$ -	\$ -	\$ -						
90160	Pool House B renovation	\$ -	\$ -	\$ -						
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -						
90215	Pool Matting	\$ -	\$ -	\$ -						
90220	Community Center Deck	\$ -	\$	\$ -						
TBD	Recreation Court Maintenance	\$ -	\$ -	\$ -						
TBD	Community Entrance Signage	\$ -	\$ -	\$ -						
	TOTAL RESERVE EXPENSES	\$ -	\$ -	\$ -						
	NET RESERVE TRANSFERS	\$ -	\$ -	\$ -						

		000	4 0050 4 TING DUD	OFT.					T0\4\4\10\450				
			6 OPERATING BUD NEIGHBORHOOD	GE I	COUNTRY	LAVE CREST	LOGANSPORT	SUNDIDCE/	TOWNHOMES WATERSBURY	WATERS	WATERCHIRV	HARROUR	HE HOMES
		GENERAL PROPOSED	PROPOSED	CONSOLIDATED	COUNTRY LAKE	(R0762)	(R0763)	SUNRIDGE/ VILLAGE	DOWNS	WATERS EDGE	WATERSBURY DOWNS	HARBOUR PLACE	US HOMES (R0769)
		BUDGET	BUDGET	PROPOSED	(R0761)	(10702)	(10703)	(R0764)	NORTH	(R0766)	SOUTH	(R0768)	(10709)
		2026	2026	BUDGET	(1(0/01)			(1(0704)	(R0765)	(1(0700)	(R0767)	(110700)	
					89	131	57	158	130	150	156	58	46
	OPERATING INCOME												
	ACCECOMENTO												
40725	ASSESSMENTS APARTMENTS	\$217,858.10	\$ 46,712.40	\$ 264,570.50									
40000	CONDOMINIUM	\$377,556.10		\$ 422,575.30									
40575	SINGLE FAMILY	\$253,159.14	' '	\$ 400,266.24									
40001	TOWNHOME	\$529,977.13			\$ 117,704.28	\$ 156,572.77			\$ 176,748.00				\$ 67,658.64
	TOTAL ASSESSMENTS	\$ 1,378,550.46	\$ 1,001,540.82	\$ 2,380,091.29	\$ 117,704.28	\$ 156,572.77	\$ 81,019.80	\$ 201,146.64	\$ 176,748.00	\$ 207,648.00	\$ 202,456.80	\$ 81,724.32	\$ 67,658.64
	OTUED NICOME												
42645	OTHER INCOME COMMUNITY CENTER RENTALS	\$ 5,000.00	¢	\$ 5,000.00									
42040	GENERAL ASSOCATION FEE	φ 5,000.00	-	φ 5,000.00									
	SEITE I VIE / ISSOCIATION I EL												
43000	LATE FEES	\$ 16,000.00		\$ 16,000.00									
43075	LEGAL FEES	\$ 30,000.00		\$ 30,000.00									
44145	RESERVE INTEREST	\$ 125,000.00		\$ 125,000.00									
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00		\$ 500.00									
44285	PRIOR YEAR EXCESS/LOSS TOTAL OTHER INCOME	\$ 100,000.00 \$ 276,500.00		\$ 100,000.00 \$ 276,500.00	\$ -	\$ -	\$ -	¢ _	 \$ -	\$ -	s -	\$ -	\$ -
	TOTAL OTTILK INCOME	φ 270,300.00	<u>-</u>	φ 270,300.00	<u> </u>	<u> </u>		<u> </u>	<u> </u>	-	<u> </u>	-	<u>-</u>
	TOTAL OPERATING INCOME	\$ 1,655,050.46	\$ 1,001,540.82	\$ 2,656,591.29	\$ 117,704.28	\$ 156,572.77	\$ 81,019.80	\$ 201,146.64	\$ 176,748.00	\$ 207,648.00	\$ 202,456.80	\$ 81,724.32	\$ 67,658.64
		, ,											
	TOTAL AVAILABLE INCOME	\$ 1,655,050.46	\$ 1,001,540.82	\$ 2,656,591.29	\$ 117,704.28	\$ 156,572.77	\$ 81,019.80	\$ 201,146.64	1 \$ 176,748.00	\$ 207,648.00	\$ 202,456.80	\$ 81,724.32	\$ 67,658.64
	ODEDATING EVDENCES												
	OPERATING EXPENSES												
	RESERVE CONTRIBUTION												
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	\$ -	\$ 153,981.00									
	TOTAL RESERVE CONTRIBUTION	\$ 153,981.00	\$ -	\$ 153,981.00									
TBD	UTILITIES ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74		\$ 12,833.74									
TBD	ELECTRICITY - COMMONITY CENTER ELECTRICITY - LAMPOSTS	\$ 1,642.79		\$ 1,642.79									
TBD	ELECTRICITY - POOL A	\$ 6,156.48		\$ 6,156.48									
TBD	ELECTRICITY - POOL B	\$ 10,696.73		\$ 10,696.73									
TBD	ELECTRICITY - NEIGHBORHOODS	\$ -	\$ 62,000.00			\$ 7,750.00	\$ 2,907.80	\$ 6,460.40	9,014.80	\$ 18,091.60	\$ 8,401.00	\$ 2,907.80	\$ 651.00
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00		\$ 3,180.00									
	WATER AND SEWER - POOL A	\$ 10,600.00		\$ 10,600.00									
TBD TBD	WATER AND SEWER - POOL B TELEPHONE AND NETWORK	\$ 10,600.00 \$ 6,000.00		\$ 10,600.00 \$ 6,000.00									
עפו	TOTAL UTILITIES	·	\$ 62,000.00	· · · · · · · · · · · · · · · · · · ·		\$ 7,750.00	\$ 2,907.80	\$ 6,460.40	\$ 9.014.80	\$ 18,091.60	\$ 8,401.00	\$ 2,907.80	\$ 651.00
	- STAL STILLIES	7 01,100.10	7 02,000.00	1.20,700.70	3,5 10.00	1,730.00	2,007.00	5, 100.40	7 3,514,00	10,001100	3, 10 1100	2,007.00	001100
	SWIMMING POOLS												
73536	POOL - FURNITURE/EQUIPMENT	\$ 1,500.00		\$ 1,500.00									
73576	POOL - A REPAIRS	\$ 3,000.00		\$ 3,000.00									
73596	POOL - A SUPPLIES	\$ 5,500.00		\$ 5,500.00									
73578 73598	POOL - B REPAIRS POOL - B SUPPLIES	\$ 3,000.00 \$ 5,500.00		\$ 3,000.00 \$ 5,500.00									
73548	SWIM TEAM	\$ 5,500.00		\$ 5,500.00									
1 30 10	TOTAL SWIMMING POOLS	,	\$ -	\$ 28,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	SOCIAL AND LIFESTYLE												

	1	000	C ODEDATING BUD	OFT					TOWALLONEO				
		GENERAL	6 OPERATING BUD NEIGHBORHOOD	GEI 	COUNTRY	LAKE CREST	LOGANSPORT	SUNRIDGE/	TOWNHOMES WATERSBURY	WATERS	WATERSBURY	HARBOUR	US HOMES
		PROPOSED BUDGET	PROPOSED BUDGET	CONSOLIDATED PROPOSED		(R0762)	(R0763)	VILLAGE (R0764)	DOWNS NORTH	EDGE (R0766)	DOWNS	PLACE (R0768)	(R0769)
52240	COMMUNITY EVENTS	2026 \$ 15,000.00	2026	BUDGET \$ 15,000.00					(R0765)		(R0767)		
52240	COMMONITY EVENTS	\$ 15,000.00		φ 15,000.00									
	TOTAL SOCIAL AND LIFESTYLE	\$ 15,000.00	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	REPAIRS AND MAINTENANCE												
70215	COMMUNITY CENTER R&M	\$ 12,000.00		\$ 12,000.00									
70220	BUILDING IMPROVEMENTS	\$ 3,500.00		\$ 3,500.00									
64120	MAINTENANCE -SITE	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00	\$ 912.82	\$ 1,343.59	\$ 584.62	\$ 1,620.51	\$ 1,333.33	\$ 1,538.46	\$ 1,600.00	\$ 594.87	\$ 471.79
TBD	HANDYMAN	\$ 65,000.00		\$ 65,000.00									
65700	TREE MAINTENANCE	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00	\$ 6,709.23	\$ 9,875.38	\$ 4,296.92	\$ 11,910.77	\$ 9,800.00	\$ 11,307.69	\$ 11,760.00	\$ 4,372.31	\$ 3,467.69
TBD	LANDSCAPING - NON CONTRACT	\$ 5,000.00	\$ -	\$ 5,000.00									
66045	HVAC R&M	\$ 3,000.00		\$ 3,000.00									
67005	ROAD REPAIRS	\$ 2,000.00		\$ 2,000.00									
	TOTAL MAINTENANCE AND REPAIRS	\$ 155,500.00	\$ 85,000.00	\$ 240,500.00	\$ 7,622.05	\$ 11,218.97	\$ 4,881.54	\$ 13,531.28	\$ 11,133.33	\$ 12,846.15	\$ 13,360.00	\$ 4,967.18	\$ 3,939.49
	CONTRACTS												
61050	REFUSE	\$ 9,943.71		\$ 218,543.00		\$ 17,308.61	+ '			. ,		· · · · · · · · · · · · · · · · · · ·	
62020	LAWN MAINTENANCE	\$ 89,848.00				\$ 11,616.00	\$ 5,764.00	\$ 13,970.00	\$ 13,970.00	\$ 17,974.00	\$ 15,620.00	\$ 4,488.00	\$ 6,468.00
63225	JANITORIAL DENIAL DENIA	\$ 14,000.00		\$ 14,000.00		* 40,000,00	A 0.000.00		A 40,000,00	A 04 050 00	00.704.00	0.444.00	A 0.000.00
62100	SNOW REMOVAL	\$ 87,975.00		\$ 230,000.00		\$ 19,090.00	\$ 8,303.00	\$ 23,023.00	\$ 18,929.00	\$ 21,850.00	\$ 22,724.00	\$ 8,441.00	\$ 6,693.00
73502	POOL - CONTRACT	\$ 215,000.00		\$ 215,000.00									
	TOTAL CONTRACTS	\$ 416,766.71	\$ 480,776.29	\$ 897,543.00	\$ 33,221.61	\$ 48,014.61	\$ 21,606.73	\$ 57,863.86	\$ 50,076.48	\$ 59,645.85	\$ 58,952.60	\$ 20,599.86	\$ 19,192.79
	TAXES AND INSURANCE										+		
52505	COUNTY COMMISSION	\$ -	\$ 10,263.50	\$ 10,263.50	\$ 578.50	\$ 851.50	\$ 370.50	\$ 1,027.00	\$ 845.00	\$ 975.00	\$ 1,014.00	\$ 377.00	\$ 299.00
54055	REAL ESTATE TAXES	\$ 5,723.45	\$ 49,276.23			\$ 5,851.19	\$ 3,076.09	\$ 11,349.58	\$ 6,106.41	\$ 7,005.96	\$ 5,513.27	\$ 3,126.51	\$ 1,799.81
54255	INCOME TAXES	\$ 20,000.00		\$ 20,000.00									
53080	D&O INSURANCE	\$ 13,200.00		\$ 13,200.00									
53190	PROPERTY & LIABILITY	\$ 41,400.00		\$ 41,400.00									
53220	UMBRELLA POLICY	\$ 3,870.00		\$ 3,870.00									
TBD	CRIME POLICY	\$ 970.00		\$ 970.00 \$ 800.00									
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00		Ψ 000.00									
	TOTAL TAXES AND INSURANCE	\$ 85,963.45	\$ 59,539.73	\$ 145,503.18	\$ 6,025.91	\$ 6,702.69	\$ 3,446.59	\$ 12,376.58	\$ 6,951.41	\$ 7,980.96	\$ 6,527.27	\$ 3,503.51	\$ 2,098.81
	PROFESSIONAL EXPENSES												
55570	MANAGEMENT CONTRACT	\$ 108,424.50		\$ 108,424.50									
55065	AUDITOR	\$ 16,000.00		\$ 16,000.00									
	CONSULTANTS	\$ 2,000.00		\$ 2,000.00									
50850	MEETING MINUTES	\$ 3,300.00		\$ 3,300.00									
		\$ 10,000.00		\$ 10,000.00									

		000	6 ODEDATING BUS	2ET					TOWNHONES				
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026		COUNTRY LAKE (R0761)	LAKE CREST (R0762)	LOGANSPORT (R0763)	SUNRIDGE/ VILLAGE (R0764)	TOWNHOMES WATERSBURY DOWNS NORTH (R0765)	WATERS EDGE (R0766)	WATERSBURY DOWNS SOUTH (R0767)	HARBOUR PLACE (R0768)	US HOMES (R0769)
55285	LEGAL - COLLECTIONS	\$ 90,000.00		\$ 90,000.00									
55290	LEGAL - LITIGATION	\$ 5,000.00		\$ 5,000.00									
55485	LEGAL RETAINER	\$ 3,000.00		\$ 3,000.00									
	TOTAL PROFESSIONAL EXPENSES	\$ 237,724.50	\$ -	\$ 237,724.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	STAFFING												
	PAYROLL MANAGEMENT	\$ 380,508.31		\$ 380,508.31									
	COVENANTS ENFORCEMENT	\$ 15,000.00		\$ 15,000.00									
	TOTAL STAFFING	\$ 395,508.31	\$ -	\$ 395,508.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	ADMINISTRATIVE												
	CONTINUING EDUCATION	\$ -		\$ -									
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00		\$ 70,000.00									
50790	CHURCHILL FOUNDATION FEES	\$ -	\$ 170,365.80	\$ 170,365.80	\$ 4,432.20	\$ 6,523.80	\$ 2,838.60	\$ 7,868.40	\$ 6,474.00	\$ 7,470.00	\$ 7,768.80	\$ 2,888.40	\$ 2,290.80
	GENERAL COMMON ASSOCIATION FEE			\$ -	\$ 47,455.16	\$ 57,033.95	\$ 36,928.32	\$ 79,733.59	\$ 73,916.78	\$ 79,481.28	\$ 84,429.69	\$ 38,299.81	\$ 32,698.56
	MISCELLANEOUS	\$ 1,000.00		\$ 1,000.00									
51135	OFFICE EQUIPMENT	\$ 6,000.00		\$ 6,000.00									
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00		\$ 3,580.00									
51980	RESERVE CONTRIBUTION		\$ 143,859.00	\$ 143,859.00	\$ 13,131.74	\$ 19,328.75	\$ 8,410.22	\$ 23,312.54	\$ 19,181.20	\$ 22,132.15	\$ 23,017.44	\$ 8,557.77	\$ 6,787.19
52095	POSTAGE	\$ 10,000.00		\$ 10,000.00									
52105	PRINTING & DUPLICATING	\$ 11,600.00		\$ 11,600.00									
52230	OFFICE SUPPLES	\$ 2,500.00		\$ 2,500.00									
	TOTAL ADMINISTRATIVE	\$ 104,680.00	\$ 314,224.80	\$ 418,904.80	\$ 65,019.11	\$ 82,886.50	\$ 48,177.14	\$ 110,914.52	\$ 99,571.98	\$ 109,083.44	\$ 115,215.93	\$ 49,745.97	\$ 41,776.56
		,	,	•									
	TOTAL OPERATING EXPENSES NET INCOME		•	\$ 2,656,874.52					\$ 176,748.00				\$ 67,658.64
	NET INCOME	\$ -	5 -	\$ -	\$ -	-	-	\$ -	\$ -	\$ -	-	-	-
	TRANSFER FROM RESERVES												
	TOTAL TRANSFER FROM RESERVES												
	RESERVE EXPENSES												

		202	6 OPERATING BUDG	GET					TOWNHOMES				
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD	CONSOLIDATED PROPOSED BUDGET	COUNTRY LAKE (R0761)	LAKE CREST (R0762)	LOGANSPORT (R0763)	SUNRIDGE/ VILLAGE (R0764)	WATERSBURY DOWNS NORTH (R0765)	WATERS EDGE (R0766)	WATERSBURY DOWNS SOUTH (R0767)	HARBOUR PLACE (R0768)	US HOMES (R0769)
84120	Reserve Study	\$ -	\$ -	\$ -									
87246	Community Center Wood Retaining Walls	\$ -	\$ -	\$ -									
87248	Sealcoat	\$ -	\$ -	\$ -									
87258	Concrete Retaining Walls	\$ -	\$ -	\$ -									
87328	Mailboxes	\$ -	\$ -	\$ -									
87820	Concrete Sidewalks	\$ -	\$ -	\$ -									
87830	Concrete - Curb and Gutter Repairs	\$ -	\$ -	\$ -									
88902	Asphalt Milling and Overlay-Comm. Cntr	\$ -	\$ -	\$ -									
88906	Asphalt Paving	\$ -	\$ -	\$ -									
90030	Pool A Pumps	\$ -	\$ -	\$ -									
90040	Pool A Main Filters	\$ -	\$ -	\$ -									
90045	Pool A Wading Filter	\$ -	\$ -	\$ -									
90055	Pool B Wading Filter	\$ -	\$ -	\$ -									
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -									
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -									
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -									
90110	Pool Furniture	\$ -	\$ -	\$ -									
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -									
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -									
90155	Pool House A - renovation	\$ -	\$ -	\$ -									
90160	Pool House B renovation	\$ -	\$ -	\$ -									
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -									
90215	Pool Matting	\$ -	\$ -	\$ -									
90220	Community Center Deck	\$ -	\$ -	\$ -									
TBD	Recreation Court Maintenance	\$ -	\$ -	\$ -									
TBD	Community Entrance Signage	\$ -	\$ -	\$ -									
	TOTAL RESERVE EXPENSES	\$ -	\$ -	\$ -									
	NET RESERVE TRANSFERS	\$ -	\$ -	\$ -									

		20	26 OP	ERATING BUDG	GE1	Γ						SINGLE FAI	MILY	HOMES				
		GENERAL PROPOSED BUDGET 2026		IGHBORHOOD PROPOSED BUDGET 2026		ONSOLIDATED PROPOSED BUDGET 2026		EEP WOOD VILLAGE (R0755)	MA	GABLES/ NORWOOD (R0756)		GHLANDS (R0757)	LA	KEFOREST (R0758)	LA	URELWOOD COVE (R0759)		ODLANDS (R0760)
								66		132		105		145		111		45
	OPERATING INCOME												<u> </u>					
	ACCECCMENTO				_								├					
40725	ASSESSMENTS APARTMENTS	\$217,858.10) 6	46,712.40	Φ	264,570.50							+					
40000	CONDOMINIUM	\$377,556.10		45,019.20	_	422,575.30												
40575	SINGLE FAMILY	\$253,159.14		147,107.10	_	400,266.24	\$	44,051.04	\$	87,286.32	\$	70,081.20	\$	94,986.60	\$	72,713.88	\$	31,147.20
40001	TOWNHOME	\$529,977.13		762,702.12	_	1,292,679.25	Ψ	44,001.04	Ψ	01,200.02	Ψ	70,001.20	Ψ	34,300.00	Ψ	72,710.00	Ψ	01,177.20
10001	TOTAL ASSESSMENTS	' '		1,001,540.82	_	2,380,091.29	\$	44,051.04	\$	87,286.32	\$	70,081.20	\$	94,986.60	\$	72,713.88	\$	31,147.20
	<u></u>	1,010,000110	1	.,00.,010.02	Ť	_,000,001120	Ť	,	Ť	01,200.02	Ť	. 0,001.20	<u> </u>	0 1,000.00	¥	,	Ť	<u> </u>
	OTHER INCOME																	
42645	COMMUNITY CENTER RENTALS	\$ 5,000.00) \$	-	\$	5,000.00												
	GENERAL ASSOCATION FEE																	
43000	LATE FEES	\$ 16,000.00) \$	_	\$	16,000.00												
43075	LEGAL FEES	\$ 30,000.00		_	\$	30,000.00												
44145	RESERVE INTEREST	\$ 125,000.00	_	_	\$	125,000.00												
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00	_	-	\$	500.00												
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,000.00) \$	-	\$	100,000.00												
	TOTAL OTHER INCOME	\$ 276,500.00) \$	-	\$	276,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	TOTAL OPERATING INCOME	\$ 1,655,050.46	5 \$	1,001,540.82	\$	2,656,591.29	\$	44,051.04	\$	87,286.32	\$	70,081.20	\$	94,986.60	\$	72,713.88	\$	31,147.20
	TOTAL AVAILABLE INCOME	\$ 1,655,050.46	3 \$	1,001,540.82	\$	2,656,591.29	\$	44,051.04	\$	87,286.32	\$	70,081.20	\$	94,986.60	\$	72,713.88	\$	31,147.20
	OPERATING EXPENSES																	
	DECEDI/E CONTRIBUTION		4										<u> </u>					
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	\$	-	\$	153,981.00												
	TOTAL RESERVE CONTRIBUTION	\$ 153,981.00) \$	-	\$	153,981.00												
	UTILITIES	40.000			_	40.000 = 1												
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74	_		\$	12,833.74												
TBD	ELECTRICITY - LAMPOSTS	\$ 1,642.79			\$	1,642.79												
TBD	ELECTRICITY - POOL A	\$ 6,156.48			\$	6,156.48												
TBD TBD	ELECTRICITY - POOL B ELECTRICITY - NEIGHBORHOODS	\$ 10,696.73 \$ -		62,000.00	\$	10,696.73												
			\$	62,000.00	Ф	62,000.00												
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00			\$	3,180.00												
TBD	WATER AND SEWER - POOL A	\$ 10,600.00			\$	10,600.00												
TBD	WATER AND SEWER - POOL B	\$ 10,600.00			\$	10,600.00												
TBD	TELEPHONE AND NETWORK	\$ 6,000.00		00.000.00	\$	6,000.00	•				*		•		^		<u> </u>	
	TOTAL UTILITIES	\$ 61,709.73	5 \$	62,000.00	\$	123,709.73	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
	SWIMMING POOLS																	
	OTTHANKING FOOLS																	

Community Comm			2026 OPERATING BUDGET							SINGLE FAMILY HOMES										
STATE POOL - A REPAIRS \$ 3,000.00 \$ 3,000.00 \$ 7,000.00 \$				GENERAL ROPOSED BUDGET	NEIG PR	HBORHOOD OPOSED UDGET	CC	ONSOLIDATED PROPOSED BUDGET		VILLAGE	MA	NORWOOD	HI	GHLANDS		KEFOREST	LA	COVE		
\$600	73536	POOL - FURNITURE/EQUIPMENT	\$	1,500.00			\$	1,500.00												
\$600			\$				\$,												
STATE COLL - B REPAIRS \$ 3,000 00 \$ 3,000 00 \$ 5,000 00 \$ 7,5960 COLL - B SUPPLIES \$ 6,600 00 \$ 5,000 00			\$				\$													
3698 POOL - B SUPPLIES			\$				\$													
SWIM TEAM \$ 10,000.00 \$ 10,000.00 \$ \$ \$ \$ \$ \$ \$ \$ \$			т																	
SOCIAL AND LIFESTYLE			т					,												
SOCIAL AND LIFESTYLE	70010		т .	<u> </u>	\$	_	-	·	\$	_	\$	_	\$	_	\$	_	\$	_	\$	_
STATE STAT		TOTAL OWNMING TOOLS	Ψ	20,000.00	Ψ		┝╨	20,000.00	Ψ		Ψ		Ψ		ΙΨ		Ψ		Ψ	
STATE STAT		SOCIAL AND LIFESTYLE					\vdash								\vdash					
TOTAL SOCIAL AND LIFESTYLE \$ 15,000.00 \$ \$ 15,000.00 \$	52240		Ф	15,000,00			Φ.	15 000 00												
REPAIRS AND MAINTENANCE	32240	COMMONITY EVENTS	Ψ	13,000.00			Φ	13,000.00												
COMMUNITY CENTER RAM		TOTAL SOCIAL AND LIFESTYLE	\$	15,000.00	\$	-	\$	15,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
COMMUNITY CENTER RAM		PEDAIRS AND MAINTENANCE					┢													
TOTAL MAINTENANCE S S S S S S S S S		KEPAINS AND MAINTENANCE					1								\vdash					
TOTAL MAINTENANCE S S S S S S S S S	70215	COMMUNITY CENTED D&M	ф	12 000 00			Φ.	12 000 00												
Section Sect	70213	COMMUNITY CENTER RAIN	Ψ	12,000.00			Φ	12,000.00												
Section Sect	70000	DUIL DING IMPROVEMENTS	Φ.	2.500.00			φ.	2.500.00							 					
TBD HANDYMAN \$ 65,000.00 \$ \$ 65,000.00 \$ 250.00			_			40.000.00	-								 					
65700 TREE MAINTENANCE \$ 25,000.00 \$ 75,000.00 \$ 100,000.00 \$ 250.	64120	MAINTENANCE -SITE	\$	40,000.00	\$	10,000.00	\$	50,000.00												
TBD LANDSCAPING - NON CONTRACT \$ 5,000.00 \$ - \$ 5,000.00 \$ \$ 3,0	TBD	HANDYMAN	\$	65,000.00			\$	65,000.00												
66045 HVAC R&M \$ 3,000.00 \$ 3,000.00 \$ 250.00 \$	65700	TREE MAINTENANCE	\$	25,000.00	\$	75,000.00	\$	100,000.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00
67005 ROAD REPAIRS \$ 2,000.00 \$ 240,500.00 \$ 250	TBD	LANDSCAPING - NON CONTRACT	\$	5,000.00	\$	-	\$	5,000.00												
TOTAL MAINTENANCE AND REPAIRS \$ 155,500.00 \$ 85,000.00 \$ 240,500.00 \$ 250.00	66045	HVAC R&M	\$	3,000.00			\$	3,000.00												
TOTAL MAINTENANCE AND REPAIRS \$ 155,500.00 \$ 85,000.00 \$ 240,500.00 \$ 250.00	67005	ROAD REPAIRS	\$	2,000.00			\$	2,000.00												
CONTRACTS 61050 REFUSE \$ 9,943.71 \$ 208,599.29 \$ 218,543.00 \$ 8,719.87 \$ 17,439.73 \$ 13,877.48 \$ 19,166.22 \$ 14,664.24 \$ 5,944.37 62020 LAWN MAINTENANCE \$ 89,848.00 \$ 130,152.00 \$ 220,000.00 \$ 3,872.00 \$ 6,050.00 \$ 5,588.00 \$ 7,744.00 \$ 5,896.00 \$ 2,640.00 \$ 6225 JANITORIAL \$ 14,000.00 \$ - \$ 14,000.00 \$ - \$ 14,000.00 \$ 50,000 \$ 5,588.00 \$ 7,744.00 \$ 5,896.00 \$ 2,640.00 \$ 6220 SNOW REMOVAL \$ 87,975.00 \$ 142,025.00 \$ 230,000.00 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 12,591.87 \$ 12,591.87 \$ 12,591.87 \$ 12,591.87 \$ 12,591.87 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.8			\$	·		85,000.00	\$	·	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00
61050 REFUSE \$ 9,943.71 \$ 208,599.29 \$ 218,543.00 \$ 8,719.87 \$ 17,439.73 \$ 13,877.48 \$ 19,166.22 \$ 14,664.24 \$ 5,944.37 \$ 62020 LAWN MAINTENANCE \$ 89,848.00 \$ 130,152.00 \$ 220,000.00 \$ 3,872.00 \$ 6,050.00 \$ 5,588.00 \$ 7,744.00 \$ 5,896.00 \$ 2,640.00 \$ 62100 SNOW REMOVAL \$ 87,975.00 \$ 142,025.00 \$ 230,000.00 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 142,025.00 \$ 10,263.5				·		•		,												
62020 LAWN MAINTENANCE \$ 89,848.00 \$ 130,152.00 \$ 220,000.00 \$ 3,872.00 \$ 6,050.00 \$ 5,588.00 \$ 7,744.00 \$ 5,896.00 \$ 2,640.00 \$ 63225 JANITORIAL \$ 14,000.00 \$ - \$ 14,000.00 \$ - \$ 14,000.00 \$ - \$ 230,000.00 \$ - \$ 230,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 10,263.50 \$ 10,263		CONTRACTS																		
62020 LAWN MAINTENANCE \$ 89,848.00 \$ 130,152.00 \$ 220,000.00 \$ 3,872.00 \$ 6,050.00 \$ 5,588.00 \$ 7,744.00 \$ 5,896.00 \$ 2,640.00 \$ 63225 JANITORIAL \$ 14,000.00 \$ - \$ 14,000.00 \$ - \$ 14,000.00 \$ - \$ 230,000.00 \$ - \$ 230,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 215,000.00 \$ - \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 \$ 12,591.87 \$ 10,263.50 \$ 10,263	61050	<u></u>	\$	9,943.71	\$	208,599.29	\$	218,543.00	\$	8,719.87	\$	17,439.73	\$	13,877.48	\$	19,166.22	\$	14,664.24	\$	5,944.37
62100 SNOW REMOVAL \$ 87,975.00 \$ 142,025.00 \$ 230,000.00 73502 POOL - CONTRACT \$ 215,000.00 \$ - \$ 215,000.00 TOTAL CONTRACTS \$ 416,766.71 \$ 480,776.29 \$ 897,543.00 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 TAXES AND INSURANCE 52505 COUNTY COMMISSION \$ - \$ 10,263.50 \$ 10,263.50 \$ 429.00 \$ 858.00 \$ 682.50 \$ 942.50 \$ 721.50 \$ 292.50 54055 REAL ESTATE TAXES \$ 5,723.45 \$ 49,276.23 \$ 54,999.68			_				_	,		·				•	_	,		·		
62100 SNOW REMOVAL \$ 87,975.00 \$ 142,025.00 \$ 230,000.00 73502 POOL - CONTRACT \$ 215,000.00 \$ - \$ 215,000.00 TOTAL CONTRACTS \$ 416,766.71 \$ 480,776.29 \$ 897,543.00 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 TAXES AND INSURANCE 52505 COUNTY COMMISSION \$ - \$ 10,263.50 \$ 10,263.50 \$ 429.00 \$ 858.00 \$ 682.50 \$ 942.50 \$ 721.50 \$ 292.50 54055 REAL ESTATE TAXES \$ 5,723.45 \$ 49,276.23 \$ 54,999.68	63225	JANITORIAL	\$	14.000.00	\$	_	\$	14.000.00												
73502 POOL - CONTRACT \$ 215,000.00 \$ - \$ 215,000.00 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 TAXES AND INSURANCE						142 025 00	_													
TOTAL CONTRACTS \$ 416,766.71 \$ 480,776.29 \$ 897,543.00 \$ 12,591.87 \$ 23,489.73 \$ 19,465.48 \$ 26,910.22 \$ 20,560.24 \$ 8,584.37 TAXES AND INSURANCE 52505 COUNTY COMMISSION \$ - \$ 10,263.50 \$ 10,263.50 \$ 429.00 \$ 858.00 \$ 682.50 \$ 942.50 \$ 721.50 \$ 292.50 54055 REAL ESTATE TAXES \$ 5,723.45 \$ 49,276.23 \$ 54,999.68						112,020.00		•												
TAXES AND INSURANCE TAXES AND INSURANCE TAXES AND INSURANCE Service of the control	73502			215,000.00	\$		Ĺ	215,000.00												
52505 COUNTY COMMISSION \$ - \$ 10,263.50 \$ 10,263.50 \$ 429.00 \$ 858.00 \$ 682.50 \$ 942.50 \$ 721.50 \$ 292.50 54055 REAL ESTATE TAXES \$ 5,723.45 \$ 49,276.23 \$ 54,999.68 \$ 54,999.68 \$ 5,723.45 \$ 49,276.23 \$ 54,999.68 \$ 721.50		TOTAL CONTRACTS	\$	416,766.71	\$	480,776.29	\$	897,543.00	\$	12,591.87	\$	23,489.73	\$	19,465.48	\$	26,910.22	\$	20,560.24	\$	8,584.37
52505 COUNTY COMMISSION \$ - \$ 10,263.50 \$ 10,263.50 \$ 429.00 \$ 858.00 \$ 682.50 \$ 942.50 \$ 721.50 \$ 292.50 54055 REAL ESTATE TAXES \$ 5,723.45 \$ 49,276.23 \$ 54,999.68 \$ 54,999.68 \$ 5,723.45 \$ 49,276.23 \$ 54,999.68 \$ 721.50																				
54055 REAL ESTATE TAXES \$ 5,723.45 \$ 49,276.23 \$ 54,999.68																			,	
	52505	COUNTY COMMISSION	\$	-	\$	10,263.50	\$	10,263.50	\$	429.00	\$	858.00	\$	682.50	\$	942.50	\$	721.50	\$	292.50
	54055	REAL ESTATE TAXES	\$	5.723.45	\$	49.276.23	\$	54.999.68												
	54255	INCOME TAXES	\$	20,000.00		, 0.20	\$	20,000.00												

		202	6 OPERATING	BUDG	FT		SINGLE FAMILY HOMES									
		GENERAL ROPOSED BUDGET 2026	NEIGHBORHO PROPOSEI BUDGET 2026	DOD	CONSOLIDAT PROPOSED BUDGET 2026		DEEP WOOD VILLAGE (R0755)	GABLES/ MANORWOOD (R0756)	HIGHLANDS	LAKEFOREST (R0758)	LAURELWOOD COVE (R0759)	WOODLAND (R0760)				
53080	D&O INSURANCE	\$ 13,200.00			\$ 13,200	.00										
53190	PROPERTY & LIABILITY	\$ 41,400.00			\$ 41,400	.00										
53220	UMBRELLA POLICY	\$ 3,870.00			\$ 3,870	.00										
TBD	CRIME POLICY	\$ 970.00			\$ 970	00										
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00			\$ 800											
	TOTAL TAXES AND INSURANCE	\$ 85,963.45	\$ 59,53	9.73	\$ 145,503	.18	\$ 429.00	\$ 858.00	\$ 682.50	\$ 942.50	\$ 721.50	\$ 292.5				
	PROFESSIONAL EXPENSES															
55570	MANAGEMENT CONTRACT	\$ 108,424.50			\$ 108,424	.50										
55065	AUDITOR	\$ 16,000.00			\$ 16,000	.00										
55135	CONSULTANTS	\$ 2,000.00			\$ 2,000	.00										
50850	MEETING MINUTES	\$ 3,300.00			\$ 3,300											
55235	LEGAL	\$ 10,000.00			\$ 10,000	.00										
55285	LEGAL - COLLECTIONS	\$ 90,000.00			\$ 90,000	.00										
55290	LEGAL - LITIGATION	\$ 5,000.00			\$ 5,000	.00										
55485	LEGAL RETAINER	\$ 3,000.00			\$ 3,000	.00										
	TOTAL PROFESSIONAL EXPENSES	\$ 237,724.50	\$	-	\$ 237,724	.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	STAFFING															
	PAYROLL MANAGEMENT	\$ 380,508.31			\$ 380,508	.31										
	COVENANTS ENFORCEMENT	\$ 15,000.00			\$ 15,000											
	TOTAL STAFFING	\$ 395,508.31	\$	-	\$ 395,508	.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	ADMINISTRATIVE															
	CONTINUING EDUCATION	\$ -			\$	- [
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00			\$ 70,000	.00										
50790	CHURCHILL FOUNDATION FEES	\$	\$ 170,36	5.80	\$ 170,365	.80	\$ 3,286.80	\$ 6,573.60	\$ 5,229.00	\$ 7,221.00	\$ 5,527.80	\$ 2,241.0				

	1				CINCLE FAMILY HOMES												
				6 OPERATING BUDG		SINGLE FAMILY HOMES											
			GENERAL	NEIGHBORHOOD		ONSOLIDATED	DEEP WOOD		GABLES/		LANDS		KEFOREST	LA	JRELWOOD		
			ROPOSED	PROPOSED	'	PROPOSED	VILLAGE	MA	ANORWOOD	(R0	757)		(R0758)		COVE		(R0760)
			BUDGET	BUDGET		BUDGET	(R0755)		(R0756)						(R0759)		
50705	OFNEDAL COMMON ACCOUNTION FEE		2026	2026	 _	2026	Φ 07.400.0	7 6	50 444 00	A 44	454.00	_	50,000,00	_	45.054.04	Α	40.770.00
50795	GENERAL COMMON ASSOCIATION FEE	Φ.	4 000 00		\$	4 000 00	\$ 27,493.3	7 \$	56,114.99	\$ 44	1,454.22	\$	59,662.88	 	45,654.34	\$	19,779.33
50875	MISCELLANEOUS	\$	1,000.00		\$	1,000.00											
51135	OFFICE EQUIPMENT	\$	6,000.00		\$	6,000.00											
51630	DUES & SUBSCRIPTIONS	\$	3,580.00		\$	3,580.00											
01000	BOLO & GOBOOKII FICHO	lΨ	0,000.00		Ι Ψ	0,000.00											
51980	RESERVE CONTRIBUTION			\$ 143,859.00	\$	143,859.00											
52095	POSTAGE	\$	10,000.00		\$	10,000.00											
52105	PRINTING & DUPLICATING	\$	11,600.00		\$	11,600.00											
32103	PRINTING & DUPLICATING	Φ	11,000.00		\$	11,000.00											
52230	OFFICE SUPPLES	\$	2,500.00		\$	2,500.00											
02200		*	2,000.00		*	2,000.00											
	TOTAL ADMINISTRATIVE	 \$	104,680.00	\$ 314,224.80	\$	418,904.80	\$ 30,780.1	7 \$	62,688.59	\$ 49	,683.22	\$	66,883.88	\$	51,182.14	\$	22,020.33
	TOTAL OPERATING EXPENSES	<u>\$</u> \$	1,655,333.69	\$ 1,001,540.82	\$	2,656,874.52	\$ 44,051.0	4 \$	87,286.32	\$ 70),081.20	\$	94,986.60	\$	72,713.88	\$	31,147.20
			1,655,333.69	\$ 1,001,540.82 \$ -	\$	2,656,874.52	\$ 44,051.0 \$ -	4 \$ - - -	87,286.32	\$ 70 \$),081.20 -	\$	94,986.60	\$	Ĺ	\$ \$	31,147.20
	TOTAL OPERATING EXPENSES NET INCOME										·				Ĺ		·
	NET INCOME										·				Ĺ		·
											·				Ĺ		·
	NET INCOME TRANSFER FROM RESERVES	= \$									·				Ĺ		·
	NET INCOME	= \$									·				Ĺ		·
	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES	= \$									·				Ĺ		·
84120	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES	\$		\$ -	\$						·				Ĺ		·
84120 87246	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES Reserve Study	E \$		\$ - \$ -	\$	-					•				Ĺ		·
84120 87246 87248	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES	5 \$ \$		\$ -	\$	-					•				Ĺ		·
87246	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES Reserve Study Community Center Wood Retaining Walls	E \$		\$ - \$ - \$ -	\$	-					•				Ĺ		·
87246 87248	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES Reserve Study Community Center Wood Retaining Walls Sealcoat Concrete Retaining Walls Mailboxes	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ -	\$ \$ \$ \$	-					•				Ĺ		·
87246 87248 87258	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES Reserve Study Community Center Wood Retaining Walls Sealcoat Concrete Retaining Walls Mailboxes Concrete Sidewalks	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$	-					•				Ĺ		·
87246 87248 87258 87328 87820 87830	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES Reserve Study Community Center Wood Retaining Walls Sealcoat Concrete Retaining Walls Mailboxes Concrete Sidewalks Concrete - Curb and Gutter Repairs	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$						•				Ĺ		·
87246 87248 87258 87328 87820 87830 88902	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES Reserve Study Community Center Wood Retaining Walls Sealcoat Concrete Retaining Walls Mailboxes Concrete Sidewalks Concrete - Curb and Gutter Repairs Asphalt Milling and Overlay-Comm. Cntr	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$	-					•				Ĺ		·
87246 87248 87258 87328 87820 87830 88902 88906	TRANSFER FROM RESERVES TOTAL TRANSFER FROM RESERVES RESERVE EXPENSES Reserve Study Community Center Wood Retaining Walls Sealcoat Concrete Retaining Walls Mailboxes Concrete Sidewalks Concrete - Curb and Gutter Repairs Asphalt Milling and Overlay-Comm. Cntr Asphalt Paving	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ \$ \$ \$ \$ \$ \$						•				Ĺ		·
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		202	6 OPERATING BUDG	GET	SINGLE FAMILY HOMES								
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026		GABLES/ MANORWOOD (R0756)	HIGHLANDS (R0757)	LAKEFOREST (R0758)	LAURELWOOD COVE (R0759)	WOODLANDS (R0760)			
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -									
90150	Bath House - Painting and Repairs - Pool B	\$	\$ -	-									
90155	Pool House A - renovation	\$	\$ -	-									
90160	Pool House B renovation	\$	\$ -	-									
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -									
90215	Pool Matting	\$	\$ -	-									
90220	Community Center Deck	\$	\$ -	-									
TBD	Recreation Court Maintenance	\$ -	\$ -	\$ -									
TBD	Community Entrance Signage	\$	\$ -	-									
	TOTAL RESERVE EXPENSES	\$ -	\$ -	-									
	NET RESERVE TRANSFERS	\$ -	\$ -	-									