DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.

JANUARY 1, 2026 TO DECEMBER 31, 2026

ASSETS/EXPENDITURES		2025 ACTUAL
Cash on Hand: Checking (As of 11-4-2025)	$	31,735.66
Cash on Hand: Money Market (As of 11-4-2025)	$	10,000.15
Cash On Hand: Capital Money Market (As of 11-4-2025)	$	15,000.22
Cash on Hand: Deposits Not Yet Posted (As of 11-4-2025)	$	-
Checks Outstanding (As of 11-4-2025)	$	6,719.81
TOTAL CASH AVAILABLE	**$**	**50,016.22**
OBLIGATED EXPENDITURES THROUGH 12-31-2025		
Utilities (Estimated)	$	1,956.00
Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	$	1,100.00
Lawn Maintenance	$	6,761.00
Irrigation Repairs	$	2,948.00
Landscape Maintenance at Hedge Row on Hagan Creek Drive	$	1,470.00
Retention Pond Maintenance	$	830.00
Comcast - Securty Camera & Gate Access	$	339.00
Monthly Pool Service & Chemicals	$	1,050.00
Fire Extinguisher Annual Inspection, Service & Repair	$	125.00
Pool Furniture Cleaning & Storing for Winter	$	250.00
Pool Equipment Maintenance	$	75.00
Amenity Center Building Repairs (Minor bathroom repair)	$	150.00
Management Fees	$	5,349.00
Printing & Distribution (Estimated)	$	690.00
Postage (Estimated)	$	2,083.00
Annual 2026 Billing Printing & Postage	$	619.00
Association Website Hosting	$	250.00
Legal Fees (Estimated)	$	675.00
Common Area Sign Maintenance/Repairs/Replacements	$	100.00
Community Decorations Expense	$	1,699.00
JSO Off-Duty Patrols	$	2,285.00
Insurance	$	550.00
ESTIMATED EXPENDITURES THROUGH END OF 2025	**$**	**31,354.00**
EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025	**$**	**36,355.00**
ESTIMATED CASH ON HAND AT END OF 2025	**$**	**55,017.22**

INCOME FROM ASSESSMENTS		2026
351 Total Lots Billable x $661.00 (No increase from 2025)	**$**	**232,011.00**
Capital Contributions/Buyer Registrations (12 x 250)	**$**	**3,000.00**
TOTAL PROJECTED INCOME	**$**	**235,011.00**

DEBT SERVICE		2025		2026
Assesssments Receivables **(4% = - 14)**	$	10,598.00	$	9,254.00
Late Fees	$	400.00	$	350.00
New Owner Registration Income	$	250.00	$	-
Interest Receivables	$	1,909.00	$	1,666.00
Inspection & Administrative Fees	$	-	$	50.00
Recreation Pass Receivables	$	425.00	$	375.00
Legal Fee Receivable	$	-	$	75.00
OUTSTANDING BALANCES	**$**	**13,582.00**	**$**	**11,770.00**
ESTIMATED TOTAL DEBT	**$**			**25,352.00**

2026 OPERATING BUDGET

		2026
CASH ON HAND AT END OF 2025	**$**	**55,017.22**
NCOME FROM 2025 ASSESSMENTS(MINUS EST. PREPAIDS IN 2025)	**$**	**198,656.00**
TOTAL CASH AVAILABLE	**$**	**253,673.22**
TOTAL EXPENSES	**$**	**232,256.00**
ESTIMATED CASH ON HAND AT THE END OF 2026	**$**	**21,417.22**

FUTURE UNFUNDED PROJECTS IN CONSIDERATION		
Installation of Concrete Walkway+Steps from Parking Lot to Nature Trail	$	8,847.00
Architect Review & Plans for New Covered Pavilion at Amenity Center	$	1,500.00
FUTURE UNFUNDED PROJECTS IN CONSIDERATION TOTAL	**$**	**10,347.00**

ADMINISTRATION & SUPPLIES		2025		2026
General Liability, Property, Directors & Officers, Crime	$	13,053.00	$	13,706.00
Management & Administrative Costs	$	32,092.00	$	32,092.00
Statutorily-Required Association Website Hosting	$	1,500.00	$	1,500.00
Annual Meeting Notice Printing & Distribution	$	1,396.00	$	1,400.00
Postage (Notices, Bills, Certified Mail)	$	3,190.00	$	3,200.00
Office Supplies & Printing/Distribution (Regular + Annual Billing)	$	1,258.00	$	1,300.00
Corporation Annual Report Filing	$	62.00	$	62.00
Corporation Tax Preparation & Financial Review	$	5,400.00	$	5,500.00
Legal Fees Collections & Enforcement	$	990.00	$	2,200.00
Legal Fees: Association Business	$	-	$	250.00
Records Storage Fees (State-Mandated)	$	500.00	$	500.00
Electronic Voting Website Hosting	$	881.00	$	881.00
TOTAL ADMINISTRATION & SUPPLIES	**$**	**60,322.00**	**$**	**62,591.00**

FRONT ENTRANCE REPAIRS & REPLACEMENTS		2025		2026
Announcement Signboard/Entrance Sign/Signs Maintenance & Repairs	$	848.00	$	2,220.00
Entrance Wall Pressure Washing & Repairs to Brick Mortar	$	-	$	950.00
Entrance Center Island Maintenance & Repairs	$	-	$	250.00
Tree Maintenance & Nature Trail Maintenance	$	-	$	2,000.00
Electrical/Lighting Repairs, Replacements, & Additions	$	375.00	$	575.00
Playground Maintenance, Additions, Replacements, & Mulch	$	-	$	3,700.00
Landscape & Greenbelt Maintenance & Replacements	$	11,135.00	$	4,900.00
Overflow Parking Lot Maintenance & Repairs	$	-	$	275.00
TOTAL EXPENDITURES	**$**	**12,358.00**	**$**	**14,870.00**

MAINTENANCE & REPAIRS - GENERAL		2025		2026
Retention Pond Maintenance	$	4,980.00	$	4,980.00
Lawn & Landscape Maintenance	$	40,564.00	$	40,564.00
Tree & Vegetation Maintenance, Including Landscape Mulch	$	1,340.00	$	5,275.00
Covered Pavilion/Bus Stop, Pavers, & Maintenance	$	1,700.00	$	550.00
Irrigation System Additions & Repairs	$	4,510.00	$	450.00
Common Area Bench Maintenance, Repairs, & Replacements	$	-	$	1,500.00
Border Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)	$	5,472.00	$	-
Disaster Response (Hurricane & Storm Damage)	$	-	$	5,000.00
TOTAL MAINTENANCE & REPAIRS - GENERAL	**$**	**58,566.00**	**$**	**58,319.00**

COMMUNITY EVENTS		2025		2026
Community Events & Community Decorations Expense	$	3,747.00	$	6,000.00
TOTAL COMMUNITY EVENTS	**$**	**3,747.00**	**$**	**6,000.00**

SECURITY		2025		2026
JSO Off Duty Security Patrols	$	2,666.00	$	3,808.00
TOTAL SECURITY	**$**	**2,666.00**	**$**	**3,808.00**

POOL & AMENITY CENTER OPERATIONS & MAINTENANCE		2025		2026
Monthly Pool Maintenance & Chemicals	$	12,600.00	$	12,950.00
State Pool Operating Permits	$	326.00	$	326.00
Pool Surface, Decking & Railing Repairs	$	-	$	750.00
Pump Equipment Maintenance & Repairs/Replacements	$	5,989.00	$	1,900.00
Pool Equipment Maintenance & Replacements	$	968.00	$	575.00
Pool Furniture Cleaning, Repairs, & Replacements	$	500.00	$	550.00
Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	$	9,027.00	$	7,450.00
Termite Bond & Ant Control	$	314.00	$	425.00
Fire Extinguisher Annual Inspection, Service & Repair	$	125.00	$	250.00
Plumbing Repairs	$	-	$	275.00
Lighting Repairs & Replacements	$	-	$	2,060.00
Comcast - Camera Access & Programming	$	2,034.00	$	2,095.00
Camera System Repairs & Replacements	$	73.00	$	1,500.00
Gate Access System Maintenance Contract, Cloud Software+Key Cards	$	4,014.00	$	4,218.00
Fencing Repairs & Replacements	$	-	$	525.00
Parking Lot Maintenance & Repairs	$	-	$	575.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement)	$	258.00	$	20,000.00
Amenity Center Paver Maintenance, Repairs, & Replacements	$	3,684.00	$	4,400.00
Amenity Center Picnic Tables Repairs & Replacements	$	-	$	4,700.00
TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE	**$**	**39,912.00**	**$**	**60,824.00**

UTILITIES		2025		2026
JEA Electric, Water, Sewer & Irrigation	$	23,480.00	$	25,594.00
Backflow Testing & Repairs/Replacements (JEA Annual Requirement)	$	-	$	250.00
TOTAL UTILITIES	**$**	**23,480.00**	**$**	**25,844.00**

2026 OPERATING BUDGET SPECIAL STATEMENTS & CONDITIONS REQUIRED BY STATE STATUTE

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

SPECIAL NOTE ON NEW CONSTRUCTION PROJECTS NOT IDENTIFIED IN THIS BUDGET
IF THE BOARD DETERMINES THAT SUFFICIENT FUNDS ARE AVAILABLE TO COMPLETE ANY NEW CONSTRUCTION PROJECT NOT LISTED IN THIS BUDGET, THEY WILL CONDUCT A BOARD MEETING TO APPROVE THE PROJECT AS PER FLORIDA STATUTES 720.303(2)(C)(2) AND YOU WILL BE GIVEN AMPLE ADVANCE NOTICE.

2026 OPERATING BUDGET OF DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC., IS HEREBY APPROVED AS ALLOWED FOR IN THE GOVERNING DOCUMENTS, BYLAWS AND STATUTES OF THE STATE OF FLORIDA THIS 12TH DAY OF NOVEMBER 2025 BY THE BELOW SIGNED OFFICERS & DIRECTORS OF THE ASSOCIATION. THE 2026 ANNUAL RATE OF ASSESSMENT IS HEREBY SET AT $661.00, WHICH REFLECTS NO INCREASE FROM THE 2025 ASSESSMENT RATE.

RATE EFFECTIVE ON JANUARY 1, 2026 AND MUST BE PAID BY MONDAY MARCH 1, 2026 TO AVOID ADDITIONAL LATE FEES, INTEREST AND COLLECTION COSTS AS ALLOWED IN ACCORDANCE WITH FLORIDA STATUTES 720.3085.

______________________	______________________	______________________
KENNETH J. STALEY, __________	WYNDELL LEE, ______________	______________________

2026 BUDGET

DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.

JANUARY 1, 2026 TO DECEMBER 31, 2026

ASSETS/EXPENDITURES		2025 ACTUAL
Cash on Hand: Checking (As of 11-4-2025)	$	31,735.66
Cash on Hand: Money Market (As of 11-4-2025)	$	10,000.15
Cash On Hand: Capital Money Market (As of 11-4-2025)	$	15,000.22
Cash on Hand: Deposits Not Yet Posted (As of 11-4-2025)	$	-
Checks Outstanding (As of 11-4-2025)	$	6,719.81
TOTAL CASH AVAILABLE	**$**	**50,016.22**
OBLIGATED EXPENDITURES THROUGH 12-31-2025		
Utilities (Estimated)	$	1,956.00
Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	$	1,100.00
Lawn Maintenance	$	6,761.00
Irrigation Repairs	$	2,948.00
Landscape Maintenance at Hedge Row on Hagan Creek Drive	$	1,470.00
Retention Pond Maintenance	$	830.00
Comcast - Securty Camera & Gate Access	$	339.00
Monthly Pool Service & Chemicals	$	1,050.00
Fire Extinguisher Annual Inspection, Service & Repair	$	125.00
Pool Furniture Cleaning & Storing for Winter	$	250.00
Pool Equipment Maintenance	$	75.00
Amenity Center Building Repairs (Minor bathroom repair)	$	150.00
Management Fees	$	5,349.00
Printing & Distribution (Estimated)	$	690.00
Postage (Estimated)	$	2,083.00
Annual 2026 Billing Printing & Postage	$	619.00
Association Website Hosting	$	250.00
Legal Fees (Estimated)	$	675.00
Common Area Sign Maintenance/Repairs/Replacements	$	100.00
Community Decorations Expense	$	1,699.00
JSO Off-Duty Patrols	$	2,285.00
Insurance	$	550.00
ESTIMATED EXPENDITURES THROUGH END OF 2025	**$**	**31,354.00**
EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025	**$**	**36,355.00**
ESTIMATED CASH ON HAND AT END OF 2025	**$**	**55,017.22**

INCOME FROM ASSESSMENTS		2026
351 Total Lots Billable x $694.00 (5% increase from 2025)	**$**	**243,594.00**
Capital Contributions/Buyer Registrations (12 x 250)	**$**	**3,000.00**
TOTAL PROJECTED INCOME	**$**	**246,594.00**

DEBT SERVICE		2025		2026
Assesssments Receivables **(4% = - 14)**	$	10,598.00	$	9,716.00
Late Fees	$	400.00	$	350.00
New Owner Registration Income	$	250.00	$	-
Interest Receivables	$	1,909.00	$	1,749.00
Inspection & Administrative Fees	$	-	$	50.00
Recreation Pass Receivables	$	425.00	$	375.00
Legal Fee Receivable	$	-	$	75.00
OUTSTANDING BALANCES	**$**	**13,582.00**	**$**	**12,315.00**
ESTIMATED TOTAL DEBT	**$**			**25,897.00**

2026 OPERATING BUDGET

		2026
CASH ON HAND AT END OF 2025	**$**	**55,017.22**
NCOME FROM 2025 ASSESSMENTS(MINUS EST. PREPAIDS IN 2025)	**$**	**210,239.00**
TOTAL CASH AVAILABLE	**$**	**265,256.22**
TOTAL EXPENSES	**$**	**232,256.00**
ESTIMATED CASH ON HAND AT THE END OF 2026	**$**	**33,000.22**

FUTURE UNFUNDED PROJECTS IN CONSIDERATION		
Installation of Concrete Walkway+Steps from Parking Lot to Nature Trail	$	8,847.00
Architect Review & Plans for New Covered Pavilion at Amenity Center	$	1,500.00
FUTURE UNFUNDED PROJECTS IN CONSIDERATION TOTAL	**$**	**10,347.00**

ADMINISTRATION & SUPPLIES		2025		2026
General Liability, Property, Directors & Officers, Crime	$	13,053.00	$	13,706.00
Management & Administrative Costs	$	32,092.00	$	32,092.00
Statutorily-Required Association Website Hosting	$	1,500.00	$	1,500.00
Annual Meeting Notice Printing & Distribution	$	1,396.00	$	1,400.00
Postage (Notices, Bills, Certified Mail)	$	3,190.00	$	3,200.00
Office Supplies & Printing/Distribution (Regular + Annual Billing)	$	1,258.00	$	1,300.00
Corporation Annual Report Filing	$	62.00	$	62.00
Corporation Tax Preparation & Financial Review	$	5,400.00	$	5,500.00
Legal Fees Collections & Enforcement	$	990.00	$	2,200.00
Legal Fees: Association Business	$	-	$	250.00
Records Storage Fees (State-Mandated)	$	500.00	$	500.00
Electronic Voting Website Hosting	$	881.00	$	881.00
TOTAL ADMINISTRATION & SUPPLIES	**$**	**60,322.00**	**$**	**62,591.00**

FRONT ENTRANCE REPAIRS & REPLACEMENTS		2025		2026
Announcement Signboard/Entrance Sign/Signs Maintenance & Repairs	$	848.00	$	2,220.00
Entrance Wall Pressure Washing & Repairs to Brick Mortar	$	-	$	950.00
Entrance Center Island Maintenance & Repairs	$	-	$	250.00
Tree Maintenance & Nature Trail Maintenance	$	-	$	2,000.00
Electrical/Lighting Repairs, Replacements, & Additions	$	375.00	$	575.00
Playground Maintenance, Additions, Replacements, & Mulch	$	-	$	3,700.00
Landscape & Greenbelt Maintenance & Replacements	$	11,135.00	$	4,900.00
Overflow Parking Lot Maintenance & Repairs	$	-	$	275.00
TOTAL EXPENDITURES	**$**	**12,358.00**	**$**	**14,870.00**

MAINTENANCE & REPAIRS - GENERAL		2025		2026
Retention Pond Maintenance	$	4,980.00	$	4,980.00
Lawn & Landscape Maintenance	$	40,564.00	$	40,564.00
Tree & Vegetation Maintenance, Including Landscape Mulch	$	1,340.00	$	5,275.00
Covered Pavilion/Bus Stop, Pavers, & Maintenance	$	1,700.00	$	550.00
Irrigation System Additions & Repairs	$	4,510.00	$	450.00
Common Area Bench Maintenance, Repairs, & Replacements	$	-	$	1,500.00
Border Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)	$	5,472.00	$	-
Disaster Response (Hurricane & Storm Damage)	$	-	$	5,000.00
TOTAL MAINTENANCE & REPAIRS - GENERAL	**$**	**58,566.00**	**$**	**58,319.00**

COMMUNITY EVENTS		2025		2026
Community Events & Community Decorations Expense	$	3,747.00	$	6,000.00
TOTAL COMMUNITY EVENTS	**$**	**3,747.00**	**$**	**6,000.00**

SECURITY		2025		2026
JSO Off Duty Security Patrols	$	2,666.00	$	3,808.00
TOTAL SECURITY	**$**	**2,666.00**	**$**	**3,808.00**

POOL & AMENITY CENTER OPERATIONS & MAINTENANCE		2025		2026
Monthly Pool Maintenance & Chemicals	$	12,600.00	$	12,950.00
State Pool Operating Permits	$	326.00	$	326.00
Pool Surface, Decking & Railing Repairs	$	-	$	750.00
Pump Equipment Maintenance & Repairs/Replacements	$	5,989.00	$	1,900.00
Pool Equipment Maintenance & Replacements	$	968.00	$	575.00
Pool Furniture Cleaning, Repairs, & Replacements	$	500.00	$	550.00
Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	$	9,027.00	$	7,450.00
Termite Bond & Ant Control	$	314.00	$	425.00
Fire Extinguisher Annual Inspection, Service & Repair	$	125.00	$	250.00
Plumbing Repairs	$	-	$	275.00
Lighting Repairs & Replacements	$	-	$	2,060.00
Comcast - Camera Access & Programming	$	2,034.00	$	2,095.00
Camera System Repairs & Replacements	$	73.00	$	1,500.00
Gate Access System Maintenance Contract, Cloud Software+Key Cards	$	4,014.00	$	4,218.00
Fencing Repairs & Replacements	$	-	$	525.00
Parking Lot Maintenance & Repairs	$	-	$	575.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement)	$	258.00	$	20,000.00
Amenity Center Paver Maintenance, Repairs, & Replacements	$	3,684.00	$	4,400.00
Amenity Center Picnic Tables Repairs & Replacements	$	-	$	4,700.00
TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE	**$**	**39,912.00**	**$**	**60,824.00**

UTILITIES		2025		2026
JEA Electric, Water, Sewer & Irrigation	$	23,480.00	$	25,594.00
Backflow Testing & Repairs/Replacements (JEA Annual Requirement)	$	-	$	250.00
TOTAL UTILITIES	**$**	**23,480.00**	**$**	**25,844.00**

2026 OPERATING BUDGET SPECIAL STATEMENTS & CONDITIONS REQUIRED BY STATE STATUTE

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RATE EFFECTIVE ON JANUARY 1, 2026 AND MUST BE PAID BY MONDAY MARCH 1, 2026 TO AVOID ADDITIONAL LATE FEES, INTEREST AND COLLECTION COSTS AS ALLOWED IN ACCORDANCE WITH FLORIDA STATUTES 720.3085.

______________________________	______________________________	______________________________
KENNETH J. STALEY, ______________	WYNDELL LEE, ____________________	______________________________

2026 BUDGET

DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.

JANUARY 1, 2026 TO DECEMBER 31, 2026

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INCOME FROM ASSESSMENTS		2026
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TOTAL PROJECTED INCOME	**$**	**258,177.00**

DEBT SERVICE		2025		2026
Assesssments Receivables **(4% = - 14)**	$	10,598.00	$	10,178.00
Late Fees	$	400.00	$	350.00
New Owner Registration Income	$	250.00	$	-
Interest Receivables	$	1,909.00	$	1,832.00
Inspection & Administrative Fees	$	-	$	50.00
Recreation Pass Receivables	$	425.00	$	375.00
Legal Fee Receivable	$	-	$	75.00
OUTSTANDING BALANCES	**$**	**13,582.00**	**$**	**12,860.00**
ESTIMATED TOTAL DEBT	**$**			**26,442.00**

2026 OPERATING BUDGET

		2026
CASH ON HAND AT END OF 2025	**$**	**55,017.22**
NCOME FROM 2025 ASSESSMENTS(MINUS EST. PREPAIDS IN 2025)	**$**	**221,822.00**
TOTAL CASH AVAILABLE	**$**	**276,839.22**
TOTAL EXPENSES	**$**	**232,256.00**
ESTIMATED CASH ON HAND AT THE END OF 2026	**$**	**44,583.22**

FUTURE UNFUNDED PROJECTS IN CONSIDERATION		
Installation of Concrete Walkway+Steps from Parking Lot to Nature Trail	$	8,847.00
Architect Review & Plans for New Covered Pavilion at Amenity Center	$	1,500.00
FUTURE UNFUNDED PROJECTS IN CONSIDERATION TOTAL	**$**	**10,347.00**

ADMINISTRATION & SUPPLIES		2025		2026
General Liability, Property, Directors & Officers, Crime	$	13,053.00	$	13,706.00
Management & Administrative Costs	$	32,092.00	$	32,092.00
Statutorily-Required Association Website Hosting	$	1,500.00	$	1,500.00
Annual Meeting Notice Printing & Distribution	$	1,396.00	$	1,400.00
Postage (Notices, Bills, Certified Mail)	$	3,190.00	$	3,200.00
Office Supplies & Printing/Distribution (Regular + Annual Billing)	$	1,258.00	$	1,300.00
Corporation Annual Report Filing	$	62.00	$	62.00
Corporation Tax Preparation & Financial Review	$	5,400.00	$	5,500.00
Legal Fees Collections & Enforcement	$	990.00	$	2,200.00
Legal Fees: Association Business	$	-	$	250.00
Records Storage Fees (State-Mandated)	$	500.00	$	500.00
Electronic Voting Website Hosting	$	881.00	$	881.00
TOTAL ADMINISTRATION & SUPPLIES	**$**	**60,322.00**	**$**	**62,591.00**

FRONT ENTRANCE REPAIRS & REPLACEMENTS		2025		2026
Announcement Signboard/Entrance Sign/Signs Maintenance & Repairs	$	848.00	$	2,220.00
Entrance Wall Pressure Washing & Repairs to Brick Mortar	$	-	$	950.00
Entrance Center Island Maintenance & Repairs	$	-	$	250.00
Tree Maintenance & Nature Trail Maintenance	$	-	$	2,000.00
Electrical/Lighting Repairs, Replacements, & Additions	$	375.00	$	575.00
Playground Maintenance, Additions, Replacements, & Mulch	$	-	$	3,700.00
Landscape & Greenbelt Maintenance & Replacements	$	11,135.00	$	4,900.00
Overflow Parking Lot Maintenance & Repairs	$	-	$	275.00
TOTAL EXPENDITURES	**$**	**12,358.00**	**$**	**14,870.00**

MAINTENANCE & REPAIRS - GENERAL		2025		2026
Retention Pond Maintenance	$	4,980.00	$	4,980.00
Lawn & Landscape Maintenance	$	40,564.00	$	40,564.00
Tree & Vegetation Maintenance, Including Landscape Mulch	$	1,340.00	$	5,275.00
Covered Pavilion/Bus Stop, Pavers, & Maintenance	$	1,700.00	$	550.00
Irrigation System Additions & Repairs	$	4,510.00	$	450.00
Common Area Bench Maintenance, Repairs, & Replacements	$	-	$	1,500.00
Border Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)	$	5,472.00	$	-
Disaster Response (Hurricane & Storm Damage)	$	-	$	5,000.00
TOTAL MAINTENANCE & REPAIRS - GENERAL	**$**	**58,566.00**	**$**	**58,319.00**

COMMUNITY EVENTS		2025		2026
Community Events & Community Decorations Expense	$	3,747.00	$	6,000.00
TOTAL COMMUNITY EVENTS	**$**	**3,747.00**	**$**	**6,000.00**

SECURITY		2025		2026
JSO Off Duty Security Patrols	$	2,666.00	$	3,808.00
TOTAL SECURITY	**$**	**2,666.00**	**$**	**3,808.00**

POOL & AMENITY CENTER OPERATIONS & MAINTENANCE		2025		2026
Monthly Pool Maintenance & Chemicals	$	12,600.00	$	12,950.00
State Pool Operating Permits	$	326.00	$	326.00
Pool Surface, Decking & Railing Repairs	$	-	$	750.00
Pump Equipment Maintenance & Repairs/Replacements	$	5,989.00	$	1,900.00
Pool Equipment Maintenance & Replacements	$	968.00	$	575.00
Pool Furniture Cleaning, Repairs, & Replacements	$	500.00	$	550.00
Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	$	9,027.00	$	7,450.00
Termite Bond & Ant Control	$	314.00	$	425.00
Fire Extinguisher Annual Inspection, Service & Repair	$	125.00	$	250.00
Plumbing Repairs	$	-	$	275.00
Lighting Repairs & Replacements	$	-	$	2,060.00
Comcast - Camera Access & Programming	$	2,034.00	$	2,095.00
Camera System Repairs & Replacements	$	73.00	$	1,500.00
Gate Access System Maintenance Contract, Cloud Software+Key Cards	$	4,014.00	$	4,218.00
Fencing Repairs & Replacements	$	-	$	525.00
Parking Lot Maintenance & Repairs	$	-	$	575.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement)	$	258.00	$	20,000.00
Amenity Center Paver Maintenance, Repairs, & Replacements	$	3,684.00	$	4,400.00
Amenity Center Picnic Tables Repairs & Replacements	$	-	$	4,700.00
TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE	**$**	**39,912.00**	**$**	**60,824.00**

UTILITIES		2025		2026
JEA Electric, Water, Sewer & Irrigation	$	23,480.00	$	25,594.00
Backflow Testing & Repairs/Replacements (JEA Annual Requirement)	$	-	$	250.00
TOTAL UTILITIES	**$**	**23,480.00**	**$**	**25,844.00**

2026 OPERATING BUDGET SPECIAL STATEMENTS & CONDITIONS REQUIRED BY STATE STATUTE

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

SPECIAL NOTE ON NEW CONSTRUCTION PROJECTS NOT IDENTIFIED IN THIS BUDGET
IF THE BOARD DETERMINES THAT SUFFICIENT FUNDS ARE AVAILABLE TO COMPLETE ANY NEW CONSTRUCTION PROJECT NOT LISTED IN THIS BUDGET, THEY WILL CONDUCT A BOARD MEETING TO APPROVE THE PROJECT AS PER FLORIDA STATUTES 720.303(2)(C)(2) AND YOU WILL BE GIVEN AMPLE ADVANCE NOTICE.

2026 OPERATING BUDGET OF DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC., IS HEREBY APPROVED AS ALLOWED FOR IN THE GOVERNING DOCUMENTS, BYLAWS AND STATUTES OF THE STATE OF FLORIDA THIS 12TH DAY OF NOVEMBER 2025 BY THE BELOW SIGNED OFFICERS & DIRECTORS OF THE ASSOCIATION. THE 2026 ANNUAL RATE OF ASSESSMENT IS HEREBY SET AT $727.00, WHICH REFLECTS A TEN PERCENT (10%) INCREASE FROM THE 2025 ASSESSMENT RATE.

RATE EFFECTIVE ON JANUARY 1, 2026 AND MUST BE PAID BY MONDAY MARCH 1, 2026 TO AVOID ADDITIONAL LATE FEES, INTEREST AND COLLECTION COSTS AS ALLOWED IN ACCORDANCE WITH FLORIDA STATUTES 720.3085.

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KENNETH J. STALEY, __________	WYNDELL LEE, ______________	______________________