## DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC. JANUARY 1, 2026 TO DECEMBER 31, 2026

5011				
ASSETS/EXPENDITURES		2025 A	ACT	
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)	\$			6,719.8
TOTAL CASH AVAILABLE	\$			50,016.22
DBLIGATED EXPENDITURES THROUGH 12-31-2025	•			4.050.00
Itilities (Estimated)	\$			1,956.00
anitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	\$			1,100.00
awn Maintenance	\$			6,761.00
rigation Repairs	\$			2,948.00
andscape Maintenance at Hedge Row on Hagan Creek Drive	\$			1,470.00
Retention Pond Maintenance	\$			830.00
Comcast - Securty Camera & Gate Access	\$			339.00
Nonthly Pool Service & Chemicals	\$			1,050.00
ire Extinguisher Annual Inspection, Service & Repair	\$			125.00
Pool Furniture Cleaning & Storing for Winter	\$			250.00
Pool Equipment Maintenance	\$			75.00
menity Center Building Repairs (Minor bathroom repair)	\$			150.00
Management Fees	\$			5,349.00
Printing & Distribution (Estimated)	\$			690.00
Postage (Estimated)	\$			2,083.00
innual 2026 Billing Printing & Postage	\$			619.00
Association Website Hosting	\$			250.00
egal Fees (Estimated)	\$ \$			675.00
Common Area Sign Maintenance/Repairs/Replacements	\$			100.00
Community Decorations Expense	\$			1,699.00
SO Off-Duty Patrols	\$			2,285.00
SO Off-Duty Patrols nsurance	\$ \$			2,285.00 550.00
•	\$ \$			2,285.00 550.00 <b>31,354.0</b> 0
nsurance ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025	\$ \$ \$			2,285.00 550.00 <b>31,354.00</b> <b>36,355.00</b>
nsurance ESTIMATED EXPENDITURES THROUGH END OF 2025	\$ \$ \$		_	2,285.00 550.00 <b>31,354.0</b> 0
nsurance ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025	\$ \$ \$			2,285.00 550.00 31,354.00 36,355.00 55,017.22
ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025 ESTIMATED CASH ON HAND AT END OF 2025 NCOME FROM ASSESSMENTS	\$ \$ \$	20	026	2,285.00 550.00 31,354.00 36,355.00 55,017.22
ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025 ESTIMATED CASH ON HAND AT END OF 2025  NCOME FROM ASSESSMENTS 51 Total Lots Billable x \$661.00 (No increase from 2025)	\$ \$ \$	20	26	2,285.00 550.00 31,354.00 36,355.00 55,017.22
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ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025 ESTIMATED CASH ON HAND AT END OF 2025  NCOME FROM ASSESSMENTS 51 Total Lots Billable x \$661.00 (No increase from 2025)	\$ \$ \$	20	026	2,285.00 550.00 31,354.00 36,355.00 55,017.22
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ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025 ESTIMATED CASH ON HAND AT END OF 2025  NCOME FROM ASSESSMENTS 51 Total Lots Billable x \$661.00 (No increase from 2025) Capital Contributions/Buyer Registrations (12 x 250)  TOTAL PROJECTED INCOME  DEBT SERVICE USSESSSMENTS Receivables (4% = -14) ate Fees lew Owner Registration Income interest Receivables	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	<b>2025</b> 10,598.00 400.00	\$ \$ \$ \$	2,285.00 550.00 31,354.00 36,355.00 55,017.22 232,011.00 3,000.00 235,011.00 9,254.00 350.00 1,666.00
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ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025 ESTIMATED CASH ON HAND AT END OF 2025  NCOME FROM ASSESSMENTS 51 Total Lots Billable x \$661.00 (No increase from 2025) Capital Contributions/Buyer Registrations (12 x 250)  TOTAL PROJECTED INCOME  DEBT SERVICE USSESSMENTS Receivables (4% = -14) ate Fees lew Owner Registration Income interest Receivables inspection & Administrative Fees Recreation Pass Receivables egal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  CASH ON HAND AT END OF 2025 TOTAL CASH AVAILABLE TOTAL EXPENSES	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2025 10,598.00 400.00 250.00 1,909.00 - 425.00 13,582.00	\$ \$\$\$\$\$\$	2,285.00 550.00 31,354.00 36,355.00 55,017.22 232,011.00 3,000.00 235,011.00 2026 9,254.00 350.00 75.00 75.00 25,352.00 25,352.00 55,017.22 198,656.00 253,673.22 232,256.00
ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025 ESTIMATED CASH ON HAND AT END OF 2025  NCOME FROM ASSESSMENTS 51 Total Lots Billable x \$661.00 (No increase from 2025) Capital Contributions/Buyer Registrations (12 x 250)  TOTAL PROJECTED INCOME  DEBT SERVICE USSESSMENTS Receivables (4% = -14) ate Fees lew Owner Registration Income nterest Receivables nspection & Administrative Fees Recreation Pass Receivables legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  CASH ON HAND AT END OF 2025 TOTAL CASH AVAILABLE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2025 10,598.00 400.00 250.00 1,909.00 - 425.00 13,582.00	\$ \$\$\$\$\$\$	2,285.00 550.00 31,354.00 36,355.00 55,017.22 232,011.00 235,011.00 2026 9,254.00 350.00 75.00 25,352.00 25,352.00 25,352.00 253,673.22
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ESTIMATED EXPENDITURES THROUGH END OF 2025 EST. PREPAID ASSESSMENTS+OTHER INCOME THRU END OF 2025 ESTIMATED CASH ON HAND AT END OF 2025  NCOME FROM ASSESSMENTS 51 Total Lots Billable x \$661.00 (No increase from 2025) Capital Contributions/Buyer Registrations (12 x 250)  TOTAL PROJECTED INCOME  DEBT SERVICE USSESSMENTS Receivables (4% = -14) CASH OWNER REGISTRATION BALANCES ESTIMATED TOTAL DEBT  CASH ON HAND AT END OF 2025  COME FROM 2025 ASSESSMENTS (MINUS EST. PREPAIDS IN 2025) TOTAL CASH AVAILABLE TOTAL EXPENSES ESTIMATED CASH ON HAND AT THE END OF 2026  CUTURE UNFUNDED PROJECTS IN CONSIDERATION	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2025 10,598.00 400.00 250.00 1,909.00 - 425.00 13,582.00	\$ \$\$\$\$\$\$	2,285.00 550.00 31,354.00 36,355.00 55,017.22 232,011.00 235,011.00 2026 9,254.00 350.00 

General Liability, Property, Directors & Officers, Grime	ADMINISTRATION & SUPPLIES		2025		2026
Management & Administrative Costs   \$32,092.00   \$32,092.00   \$1,500.00   \$1,500.00   \$1,500.00   \$1,500.00   \$1,500.00   \$1,000.00   \$1	General Liability, Property, Directors & Officers, Crime	\$	13,053.00	\$	13,706.00
Annual Meeting Notice Printing & Distribution   \$ 1,396.00 \$ 3,200.00   Office Supplies & Printing/Distribution (Regular + Annual Billing) \$ 3,190.00 \$ 3,200.00   Office Supplies & Printing/Distribution (Regular + Annual Billing) \$ 1,288.00 \$ 1,300.00   Corporation Annual Report Filing \$ 5,400.00 \$ 5,500.00   Egal Fees Collections & Enforcement \$ 990.00 \$ 2,200.00   Legal Fees Association Business \$ - \$ 250.00 \$ 2,000.00   Elegal Fees Association Business \$ - \$ 250.00 \$ 5,000.00			32,092.00	\$	32,092.00
Annual Meeting Notice Printing & Distribution Postage (Notices, Bills, Certified Mail) Office Supplies & Printing/Distribution (Regular + Annual Billing) \$ 1,258,00 \$ 1,200,00 Office Supplies & Printing/Distribution (Regular + Annual Billing) \$ 1,258,00 \$ 1,200,00 Corporation Tax Preparation & Financial Review \$ 5,400,00 \$ 5,500,00 Corporation Tax Preparation & Financial Review \$ 5,400,00 \$ 5,500,00 Corporation Tax Preparation & Financial Review \$ 5,400,00 \$ 5,500,00 Corporation Tax Preparation & Financial Review \$ 5,400,00 \$ 5,500,00 Corporation Tax Preparation & Financial Review \$ 5,000,00 \$ 5,000,00 Elegal Fees Association Business \$ - \$ 250,00 Records Storage Fees (State-Mandated)  FROM Financial Review  TOTAL ADMINISTRATION & SUPPLIES \$ 60,322,00 \$ 62,591,00  FRONT ENTRANCE REPAIRS & REPLACEMENTS  TOTAL ADMINISTRATION & SUPPLIES Announcement Signboard/Entrance Sign/Signs Maintenance & Repairs Free Maintenance & Nature Trail Maintenance \$ 2,000,00 Electrical/Lighting Repairs, Replacements, & Additions Electrical/Lighting Repairs, Replacements, & Additions Electrical/Lighting Repairs, Replacements, & Additions Electrical/Lighting Repairs, Replacements, & Mulch Landscape & Greenbelt Maintenance & Repairs  TOTAL EXPENDITURES \$ 1,135,00 \$ 2,750,00  Playground Maintenance, Alature Trail Maintenance \$ 4,000,00  Verifice Parking Lot Maintenance & Repairs  TOTAL EXPENDITURES \$ 1,358,00 \$ 1,4570,00  MAINTENANCE & REPAIRS - GENERAL  TOTAL EXPENDITURES \$ 2,358,00 \$ 4,980,00  Common Area Bench Maintenance, Including Landscape Mulch \$ 1,300,00 \$ 5,500,00  Electrical/Lighting Repairs, Replacements  TOTAL EXPENDITURES \$ 1,300,00 \$ 5,500,00  Maintenance \$ 4,000,00 \$ 4,980,00  S 5,500,00  Maintenance Alexance, Including Landscape Mulch \$ 1,000,00 \$ 5,500,00  Electrical/Lighting Repairs  TOTAL COMMUNITY EVENTS \$ 3,747,00 \$ 5,000,00  Free & Vegetain Maintenance \$ 5,000	Statutorily-Required Association Website Hosting		1,500.00	\$	1,500.00
Office Supplies & Printing/Distribution (Regular + Annual Billing)         \$ 1,258.00         \$ 1,300.00           Comporation Tax Preparation & Financial Review         \$ 5,400.00         \$ 5,500.00           Legal Fees Collections & Enforcement         \$ 999.00         \$ 2,200.00           Legal Fees Callections & Enforcement         \$ 999.00         \$ 2,200.00           Records Storage Fees (State-Mandated)         \$ 500.00         \$ 881.00           Electronic Voting Website Hosting         \$ 881.00         \$ 881.00           TOTAL ADMINISTRATION & SUPPLIES         \$ 60,322.00         \$ 500.00           Electronic Voting Website Hosting         \$ 881.00         \$ 2220.00           Announcement Sign/board/Entraces Sign/Signs Maintenance & Repairs         \$ 848.00         \$ 2,220.00           Entrance Wall Pressure Washing & Repairs to Brick Mortar         \$ 848.00         \$ 2,220.00           Entrance Wall Pressure Washing & Repairs to Brick Mortar         \$ 375.00         \$ 575.00           Tree Maintenance & Nature Trail Maintenance & Additions, Replacements & Mulch         \$ 7.5         \$ 250.00           Electrical/Lighting Repairs, Replacements & Additions, Replacements & 11,135.00         \$ 1,380.00         \$ 2,370.00           Overflow Parking Lot Maintenance & Repairs         \$ 1,130.00         \$ 4,980.00         \$ 1,480.00         \$ 4,980.00           Ma	Annual Meeting Notice Printing & Distribution		1,396.00	\$	1,400.00
Corporation Annual Report Filing         \$ 62.00         \$ 5,200.00           Corporation Tax Preparation & Financial Review         \$ 5,400.00         \$ 5,500.00           Legal Fees Collections & Enforcement         \$ 990.00         \$ 2,200.00           Legal Fees Cassociation Business         \$ 500.00         \$ 500.00           Records Storage Fees (State-Mandated)         \$ 500.00         \$ 500.00           Electronic Voting Website Hosting         \$ 881.00         \$ 881.00           FRONT ENTRANCE REPAIRS & REPLACEMENTS         2025         \$ 2026           Announcement Signboard/Entrance Signysigns Maintenance Repairs         \$ 848.00         \$ 2,200.00           Entrance Center Island Maintenance & Repairs         \$ 848.00         \$ 2,200.00           Entrance Center Island Maintenance & Repairs         \$ 848.00         \$ 2,200.00           Electrical/Lighting Repairs, Replacements, & Additions         \$ 375.00         \$ 575.00           Playground Maintenance, & Repairs         \$ 11,135.00         \$ 4,900.00           Lard Retention Pond Maintenance & Repairs         \$ 11,135.00         \$ 4,900.00           Lawn & Landscape Mulch         \$ 1,340.00         \$ 5,275.00           Lawn & Landscape Maintenance         \$ 4,990.00         \$ 4,990.00           Lawn & Landscape Maintenance, including Landscape Mulch         \$ 1,340.0	Postage (Notices, Bills, Certified Mail)	\$	3,190.00	\$	3,200.00
Corporation Tax Preparation & Financial Review   \$ 5,400.00 \$ 2,200.00	Office Supplies & Printing/Distribution (Regular + Annual Billing)	\$	1,258.00	\$	1,300.00
Legal Fees Xesociation Business   \$ .990.00   \$ .2,200.00	Corporation Annual Report Filing	\$	62.00	\$	62.00
Legal Fees: Association Business   \$	Corporation Tax Preparation & Financial Review	\$	5,400.00	\$	5,500.00
Records Storage Fees (State-Mandated)   \$ 500.00   \$ 500.00	Legal Fees Collections & Enforcement	\$	990.00	\$	2,200.00
Ballon   Sallon   Ballon   B	Legal Fees: Association Business	\$	-	\$	250.00
TOTAL ADMINISTRATION & SUPPLIES   66,322.00   62,591.00	Records Storage Fees (State-Mandated)	\$	500.00	\$	500.00
FRONT ENTRANCE REPAIRS & REPLACEMENTS	Electronic Voting Website Hosting	\$	881.00	\$	881.00
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 & Repairs   \$ \$ 250.00   Tree Maintenance & Nature Trail Maintenance & S \$ 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   Evention Pond Maintenance   \$ 4,980.00 \$ 4,980.00 \$ 4,980.00   Total Expendition Maintenance   \$ 4,980.00 \$ 4,980.00 \$ 4,980.00 \$ 4,980.00 \$ 4,0564.00 \$ 4,0564.00 \$ 4,0564.00 \$ 4,0564.00 \$ 5,275.00 \$ 1,000.00   Tree & Vegetation Maintenance, Including Landscape Mulch   \$ 1,340.00 \$ 5,275.00 \$ 1,000.00 \$ 5,000.00 \$ 1,000.00 \$ 5,000.00 \$ 1,000.00 \$ 5,000.00 \$ 1,000.00 \$ 5,000.00 \$ 1,000.00 \$ 5,000.00 \$ 1,000.00 \$ 5,000.00 \$ 1,000.00 \$ 5,000.00 \$ 1,000.00 \$ 5,000.00 \$		\$		\$	
Entrance Wall Pressure Washing & Repairs to Brick Mortar Entrance Center Island Maintenance & Repairs Electrical/Lighting Repairs, Replacements, & Additions \$ 375.00 \$ 575.00 Electrical/Lighting Repairs, Replacements, & Additions \$ 375.00 \$ 575.00 Landscape & Greenbelt Maintenance & Replacements, & Mulch \$ \$ 370.00 \$ 4,900.00 Landscape & Greenbelt Maintenance & Replacements \$ 11,135.00 \$ 4,900.00 Overflow Parking Lot Maintenance & Replacements \$ 11,135.00 \$ 4,900.00 Overflow Parking Lot Maintenance & Repairs  **TOTAL EXPENDITURES** \$ 12,358.00 \$ 14,870.00  **MAINTENANCE & REPAIRS - GENERAL** Retention Pond Maintenance & Repairs  **Retention Pond Maintenance & \$ 4,980.00 \$ 4,980.00 Lawn & Landscape Maintenance \$ 4,980.00 \$ 4,980.00 Lawn & Landscape Maintenance \$ 4,980.00 \$ 4,980.00 Lawn & Landscape Maintenance, Including Landscape Mulch \$ 1,340.00 \$ 5,275.00  **Lowered Pavilion/Bus Stop, Pavers, & Maintenance \$ 1,470.00 \$ 5,275.00 Lingation System Additions & Repairs  **Common Area Bench Maintenance, Repairs, & Replacements \$ 1,340.00 \$ 1,550.00 Lordend Pavilion/Bus Stop, Pavers, & Maintenance \$ 1,470.00 \$ 1,500.00  **Dorder Fence with Dunn Creek Pointe Repairs/Replacement (By Lake) \$ 5,472.00 \$ 1,500.00  **Dorder Fence with Dunn Creek Pointe Repairs/Replacement (By Lake) \$ 5,472.00 \$ 1,500.00  **Dorder Fence with Dunn Creek Pointe Repairs/Replacement (By Lake) \$ 5,472.00 \$ 1,500.00  **DORDER TOTAL MAINTENANCE & REPAIRS - GENERAL \$ 58,566.00 \$ 58,319.00  **DORDER TOTAL MAINTENANCE & REPAIRS - GENERAL \$ 5,472.00 \$ 1,500.00  **DORDER TOTAL MAINTENANCE & REPAIRS - GENERAL \$ 5,666.00 \$ 3,808.00  **DORDER TOTAL SECURITY \$ 2,666.00 \$ 3,808.00  *		•			
Entrance Center Island Maintenance & Repairs   \$			848.00		
Tree Maintenance & Nature Trail Maintenance	· ·		-		
Electrical/Lighting Repairs, Replacements, & Additions	·		-		
Playground Maintenance, Additions, Replacements, & Mulch   \$ \$ 3,700.00			-		
Landscape & Greenbelt Maintenance & Replacements			375.00		
MAINTENANCE & REPAIRS - GENERAL			-		
MAINTENANCE & REPAIRS - GENERAL   2025   2026			11,135.00		
MAINTENANCE & REPAIRS - GENERAL			-		
Retention Pond Maintenance		Þ		Þ	
Lawn & Landscape Maintenance   \$40,564.00   \$5,275.00		\$		\$	
Tree & Vegetation Maintenance, Including Landscape Mulch					
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   \$5,472.00   \$-50.00     Border Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)   \$5,472.00   \$-50.00     Border Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)   \$5,472.00   \$-50.000.00     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   \$	·				
Irrigation System Additions & Repairs   A,510.00   \$ 450.00   Common Area Bench Maintenance, Repairs, & Replacements   \$ - \$ 1,5000.00   Sorder Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)   \$ 5,472.00   \$ - \$ 5,000.00   Englisher Response (Hurricane & Storm Damage)   \$ - \$ \$ 5,000.00   Englisher Response (Hurricane & Storm Damage)   \$ - \$ \$ 5,000.00   Englisher Response (Hurricane & Storm Damage)   \$ - \$ \$ 5,000.00   Englisher Response (Hurricane & Storm Damage)   \$ - \$ \$ 5,000.00   Englisher Response (Hurricane & Storm Damage)   \$ - \$ \$ 5,000.00   Englisher Response (Hurricane & Storm Damage)   \$ - \$ \$ 5,000.00   Englisher Response (Hurricane & Storm Damage)   \$ 2025   \$ 2026   Englisher Response (Hurricane & Storm Damage)   \$ 2025   Englisher Response (Hurricane & Storm Damage)   \$ 2025   Englisher Response (Hurricane & Storm Damage)   \$ 2025   Englisher Response (Hurricane & Storm Damage)   \$ 2,066.00   \$ 3,808.00   Englisher Response (Hurricane & Storm Damage)   \$ 2,666.00   \$ 3,808.00   Englisher Response (Hurricane & Storm Damage)   \$ 2,666.00   \$ 3,808.00   Englisher Response (Hurricane & Storm Damage)   \$ 2,666.00   \$ 3,808.00   Englisher Response (Hurricane & Storm Damage)   \$ 2,066.00   \$ 3,808.00   Englisher Response (Hurricane & Storm Damage)   \$ 2,000.00   \$ 2,000.00   Englisher Response (Hurricane & Replacements   \$ 3,660.00   \$ 3,808.00   \$ 2,000.00   Englisher Annual Inspection, Service & Repair   \$ 9,027.00   \$ 7,450.00   Englisher Annual Inspection, Service & Repair   \$ 2,034.00   \$ 2,095.00   Englisher Annual Inspection, Service & Repair   \$ 2,034.00   \$ 2,095.00   Englisher Annual Inspection, Service & Repair   \$ 2,034.00   \$ 2,095.00   Englisher Repairs & Replacements   \$ 2,034.00   \$ 2,095.00   Englisher Repairs & Replacements   \$ 2,034.00   \$ 2,095.00   Englisher Repairs & Replacements   \$ 2,040.00   \$ 2,095.00   Englisher Repairs & Replacements   \$ 2,040.00   \$ 2,095.00   Englisher Repairs & Replacements   \$ 3,684.00   \$ 2,000.00   Englisher Poly Center Building Maint. &			,		
Common Area Bench Maintenance, Repairs, & Replacements	·				
Border Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)   Disaster Response (Hurricane & Storm Damage)   \$			-,510.00		
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   \$ 326.00 \$ 326.00     Pool Equipment Maintenance & Repairs/Replacements   \$ 968.00 \$ 575.00     Pool Equipment Maintenance & Repairs/Replacements   \$ 500.00 \$ 550.00     Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies   \$ 9,027.00 \$ 7,450.00     Fire Extinguisher Annual Inspection, Service & Repair   \$ 125.00 \$ 250.00     Flumbing Repairs & Replacements   \$ 73.00 \$ 1,500.00     Fire Extinguisher Annual Inspection, Service & Repair   \$ 125.00 \$ 250.00     Plumbing Repairs & Replacements   \$ 73.00 \$ 1,500.00     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   \$ 73.00 \$ 1,500.00     Fencing Repairs & Replacements   \$ 73.00 \$ 1,500.00     Camera System Repairs & Replacements   \$ 73.00 \$ 1,500.00     Parking Lot Maintenance & Repairs (Includes Roof Replacement)   \$ 255.00 \$ 2000.000     Amenity Center Paver Maintenance, Repairs, & Replacements   \$ 3,684.00 \$ 4,400.00     Amenity Center Paver Maintenance, Repairs & Replacements   \$ 3,684.00 \$ 4,400.00     Amenity Center Picnic Tables Repairs & Replacements   \$ 3,884.00 \$ 2,595.00     TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE   \$ 3,981.00 \$ 60,824.00 \$ 20.000.00     Deckflow Testing & Repairs/Replacements (JEA Annual Requirement)   \$ 255.000 \$ 255.000     Deck			5 472 00		1,500.00
TOTAL MAINTENANCE & REPAIRS - GENERAL   58,566.00   59,319.00   COMMUNITY EVENTS   2025   2026   2			5,472.00		5 000 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 Pemits         \$ 326.00         \$ 326.00           Pool Surface, Decking & Railing Repairs         \$ 326.00         \$ 326.00           Pool Equipment Maintenance & Replacements         \$ 5,989.00         \$ 1,900.00           Pool Equipment Maintenance & Replacements         \$ 968.00         \$ 575.00           Pool Furniture Cleaning, Repairs, & Replacements         \$ 90.00         \$ 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		_	58.566.00	_	
TOTAL COMMUNITY EVENTS   3,747.00   \$ 6,000.00		Ť		Ť	
SECURITY		\$		\$	
TOTAL SECURITY   \$ 2,666.00   \$ 3,808.00		\$			
TOTAL SECURITY \$ 2,666.00 \$ 3,808.00	SECURITY		2025		2026
Monthly Pool Maintenance & Chemicals   \$ 12,600.00   \$ 12,950.00			-	\$	3,808.00
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         \$ -         \$ 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         \$ -         \$ 575.00           Amenity Center Building Maint. & Repairs (Includes Roof Replacement)         \$ 258.00         \$ 20,000.00           Amenity Center Paver Maintenance, Repairs,		\$		\$	
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   \$ 5,989.00   \$ 575.00   Pump Equipment Maintenance & Replacements   \$ 5,089.00   \$ 575.00   Pool Equipment Maintenance & Replacements   \$ 500.00   \$ 550.00   Pool Furniture Cleaning, Repairs, & Replacements   \$ 500.00   \$ 550.00   Solutional & Grounds Pet Waste Cleanup & Disposal & Supplies   \$ 9,027.00   \$ 7,450.00   Termite Bond & Ant Control   \$ 314.00   \$ 425.00   Termite Bond & Ant Control   \$ 314.00   \$ 425.00   Termite Bond & Ant Control   \$ 314.00   \$ 250.00   Plumbing Repairs & Replacements   \$ - \$ 275.00   Plumbing Repairs & Replacements   \$ - \$ 2,050.00   Comcast - Camera Access & Programming   \$ 2,034.00   \$ 2,095.00   Camera System Repairs & Replacements   \$ 73.00   \$ 1,500.00   Cate Access System Maintenance Contract, Cloud Software+Key Cards   \$ 4,014.00   \$ 4,218.00   Fencing Repairs & Replacements   \$ - \$ 525.00   Parking Lot Maintenance & Repairs (Includes Roof Replacement)   \$ 258.00   \$ 20,000.00   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   \$ 39,912.00   \$ 60,824.00   UTILITIES   \$ 2025   2026   Eackflow Testing & Repairs/Replacements (JEA Annual Requirement)   \$ 23,480.00   \$ 25,594.00   Eackflow Testing & Repairs/Replacements (JEA Annual Requirement)   \$ 250.00   \$ 25,594.00   Eackflow Testing & Repairs/Replacements (JEA Annual Requirement)   \$ 250.00   \$ 25,594.00   Eackflow Testing & Repairs/Replacements (JEA Annual Requirement)   \$ 250.00   \$ 25,594.00   Eackflow Testing & Repairs/Replacements (JEA Annual Requirement)   \$ 250.00   \$ 25,594.00   Eackflow Testing & Repairs/Replacements (JEA Annual Requirement)   \$ 200.00   Eackflow Testing & Repairs/Replacements (JEA Annual					2026
Pool Surface, Decking & Railing Repairs   \$	•				
Pump Equipment Maintenance & Repairs/Replacements   5,989.00   1,900.00			326.00		
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         \$ -         \$ 2,060.00           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         \$ 9,912.00         \$ 60,824.00           TOTAL POOL OPERATIONS & AME			<del>-</del>		
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         \$ -         \$ 205.00           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 (Includes Roof Replacement)         \$ 258.00         \$ 20,000.00           Amenity Center Building Maint. & Repairs (Includes Roof Replacement)         \$ 258.00         \$ 20,000.00           Amenity Center Poinc Tables Repairs & Replacements         \$ -         \$ 4,700.00           TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE         \$ 39,912.00         \$ 60,824.00           UTILITIES         2026         20,205           JEA Electric, Water, Sewer & Irrigation					1,900.00
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         \$ 3,684.00         \$ 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) <td< td=""><td></td><td></td><td></td><td></td><td></td></td<>					
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         \$ 39,912.00         \$ 60,824.00           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					
Plumbing Repairs   Plumbing Re					
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       \$ 39,912.00       \$ 60,824.00         TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE       \$ 39,912.00       \$ 60,824.00         UTILITIES         JEA Electric, Water, Sewer & Irrigation       \$ 23,480.00       \$ 25,594.00         Backflow Testing & Repairs/Replacements (JEA Annual Requirement)       - \$ 250.00			125.00		
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       \$ 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		\$	-		
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			2.034.00		
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		\$			
Fencing Repairs & Replacements   \$ - \$ 525.00		\$			
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       \$ 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			-		
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	·		-		
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 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			3,684.00		
UTILITIES         2025         2026           JEA Electric, Water, Sewer & Irrigation         \$ 23,480.00         \$ 25,594.00           Backflow Testing & Repairs/Replacements (JEA Annual Requirement)         \$ -         \$ 250.00			30 012 00	_	
JEA Electric, Water, Sewer & Irrigation \$ 23,480.00 \$ 25,594.00 Backflow Testing & Repairs/Replacements (JEA Annual Requirement) \$ - \$ 250.00		ψ		ψ	
Backflow Testing & Repairs/Replacements (JEA Annual Requirement) \$ - \$ 250.00		\$		\$	
			-		
			23,480,00	\$	

## 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,	

# DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.

DODOLI	ı	CILLI		
ASSETS/EXPENDITURES		2025	\C1	TUAL
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		20	)26	
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
DERT CERVICE		2025		2026
DEBT SERVICE	\$	2025	¢	2026
Assessments Receivables (4% = - 14)		10,598.00		9,716.00
Late Fees	\$	400.00	Ψ	350.00
New Owner Registration Income	\$	250.00	\$	<del>-</del>
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 BUDGE	:т			
2020 OF ENATING BODGE		20	100	
CASH ON HAND AT END OF 2025	\$	2	)26	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	¢			0 0 4 7 0 0
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 FRONT ENTRANCE REPAIRS & REPLACEMENTS	\$	60,322.00 2025	\$	62,591.00 2026
Announcement Signboard/Entrance Sign/Signs Maintenance & Repairs	\$	848.00	\$	2,220.00
Entrance Wall Pressure Washing & Repairs to Brick Mortar	\$	040.00	\$	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)	\$	<u> </u>	\$	5,000.00
TOTAL MAINTENANCE & REPAIRS - GENERAL	\$	58,566.00	\$	58,319.00
COMMUNITY EVENTS	Φ.	2025	¢	2026
Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS	\$ <b>\$</b>	3,747.00 3,747.00	\$ <b>\$</b>	6,000.00 6,000.00
SECURITY SECURITY	Ψ	2025	Ψ	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 Plumbing Repairs	\$ \$	125.00	\$ \$	250.00 275.00
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
	\$			E7E 00
Parking Lot Maintenance & Repairs	\$	-	\$	575.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement)	\$	258.00	\$	20,000.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements	\$ \$ \$	258.00 3,684.00	\$	20,000.00 4,400.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements	\$ \$ \$	3,684.00	\$ \$ \$	20,000.00 4,400.00 4,700.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE	\$ \$ \$	3,684.00 - <b>39,912.00</b>	\$	20,000.00 4,400.00 4,700.00 <b>60,824.00</b>
Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements	\$ \$ \$	3,684.00	\$ \$ \$	20,000.00 4,400.00 4,700.00
Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE UTILITIES	\$ \$ \$ \$ <b>\$</b>	3,684.00 - 39,912.00 2025	\$ \$ \$	20,000.00 4,400.00 4,700.00 <b>60,824.00</b> <b>2026</b>
Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE UTILITIES  JEA Electric, Water, Sewer & Irrigation	\$ \$ \$	3,684.00 - 39,912.00 2025	\$ \$ \$	20,000.00 4,400.00 4,700.00 <b>60,824.00</b> <b>2026</b> 25,594.00

### 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 \$694.00, WHICH REFLECTS A FIVE PERCENT (5%) 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,	

## DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.

ASSETS/EXPENDITURES		2025 ACT	UAL	ADMINISTRATION & SUPPLIES
Cash on Hand: Checking (As of 11-4-2025)	\$		31,735.66	General Liability, Property, Directors & Officers, Crime
Cash on Hand: Money Market (As of 11-4-2025)	\$		10,000.15	Management & Administrative Costs
Cash On Hand: Capital Money Market (As of 11-4-2025)	\$		15,000.22	Statutorily-Required Association Website Hosting
Cash on Hand: Deposits Not Yet Posted (As of 11-4-2025)	\$		-	Annual Meeting Notice Printing & Distribution
Checks Outstanding (As of 11-4-2025)	\$		6,719.81	Postage (Notices, Bills, Certified Mail)
TOTAL CASH AVAILABLE	\$		50,016.22	Office Supplies & Printing/Distribution (Regular + Annual Billi
OBLIGATED EXPENDITURES THROUGH 12-31-2025				Corporation Annual Report Filing
Utilities (Estimated)	\$		1,956.00	Corporation Tax Preparation & Financial Review
Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	\$		1,100.00	Legal Fees Collections & Enforcement
Lawn Maintenance	\$		6,761.00	Legal Fees: Association Business
Irrigation Repairs	\$		2,948.00	Records Storage Fees (State-Mandated)
Landscape Maintenance at Hedge Row on Hagan Creek Drive	\$		1,470.00	Electronic Voting Website Hosting
Retention Pond Maintenance	\$		830.00	TOTAL ADMINISTRATION &
Comcast - Securty Camera & Gate Access	\$		339.00	FRONT ENTRANCE REPAIRS & REPLACEMENTS
Monthly Pool Service & Chemicals	\$		1,050.00	Announcement Signboard/Entrance Sign/Signs Maintenance
Fire Extinguisher Annual Inspection, Service & Repair	\$		125.00	Entrance Wall Pressure Washing & Repairs to Brick Mortar
Pool Furniture Cleaning & Storing for Winter	\$		250.00	Entrance Center Island Maintenance & Repairs
Pool Equipment Maintenance	\$		75.00	Tree Maintenance & Nature Trail Maintenance
Amenity Center Building Repairs (Minor bathroom repair)	\$		150.00	Electrical/Lighting Repairs, Replacements, & Additions
Management Fees	\$		5,349.00	Playground Maintenance, Additions, Replacements, & Mulch
Printing & Distribution (Estimated)	\$		690.00	Landscape & Greenbelt Maintenance & Replacements
Postage (Estimated)	\$		2,083.00	Overflow Parking Lot Maintenance & Repairs
Annual 2026 Billing Printing & Postage	\$		619.00	TOTAL EXPE
Association Website Hosting	\$		250.00	MAINTENANCE & REPAIRS - GENERAL
Legal Fees (Estimated)	\$		675.00	Retention Pond Maintenance
Common Area Sign Maintenance/Repairs/Replacements	\$		100.00	Lawn & Landscape Maintenance
Community Decorations Expense	\$		1,699.00	Tree & Vegetation Maintenance, Including Landscape Mulch
JSO Off-Duty Patrols	\$		2,285.00	Covered Pavilion/Bus Stop, Pavers, & Maintenance
Insurance	\$		550.00	Irrigation System Additions & Repairs
	_		31,354.00	Common Area Bench Maintenance, Repairs, & Replacement
	\$		36,355.00	Border Fence with Dunn Creek Pointe Repairs/Replacement
ESTIMATED CASH ON HAND AT END OF 2025	•		55,017.22	Disaster Response (Hurricane & Storm Damage)
INCOME EDGM ACCESSMENTS		2026		TOTAL MAINTENANCE & REPAIRS
INCOME FROM ASSESSMENTS	_	2020	055 477 00	COMMUNITY EVENTS
351 Total Lots Billable x \$727.00 (10% increase from 2025)	\$		255,177.00	Community Events & Community Decorations Expense
Capital Contributions/Buyer Registrations (12 x 250)	\$		3,000.00	TOTAL COMMUNIT
TOTAL PROJECTED INCOME	\$		258,177.00	SECURITY
				JSO Off Duty Security Patrols
DEBT SERVICE	_			TOTAL
		2025	2026	
Assessments Receivables (4% = -14)		0,598.00 \$	<b>2026</b> 10,178.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANC
Assessments Receivables (4% = -14)				
Assessments Receivables (4% = -14) Late Fees	\$ 10 \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$	10,178.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANC
Assessments Receivables (4% = - 14) Late Fees New Owner Registration Income Interest Receivables	\$ 10 \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$	10,178.00 350.00 - 1,832.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees	\$ 10 \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$	10,178.00 350.00 - 1,832.00 50.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees	\$ 10 \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$	10,178.00 350.00 - 1,832.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable	\$ 10 \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ - \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES	\$ 10 \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00 12,860.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable	\$ 10 \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ - \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES	\$ 10 \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ - \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00 12,860.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ - \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00 12,860.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ - \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00 12,860.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00 12,860.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  2026 OPERATING BUDGE	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ - \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00 12,860.00 26,442.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 - 1,832.00 50.00 375.00 75.00 12,860.00 26,442.00	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software
Assessments Receivables (4% = -14)  Late Fees  New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025 NCOME FROM 2025 ASSESSMENTS (MINUS EST. PREPAIDS IN 2025)	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 1,832.00 50.00 375.00 75.00 12,860.00 26,442.00 55,017.22 221,822.00 276,839.22	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements Parking Lot Maintenance & Repairs
Assessments Receivables (4% = -14)  Late Fees  New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025 NCOME FROM 2025 ASSESSMENTS (MINUS EST. PREPAIDS IN 2025) TOTAL CASH AVAILABLE	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT   2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025 NCOME FROM 2025 ASSESSMENTS (MINUS EST. PREPAIDS IN 2025) TOTAL CASH AVAILABLE TOTAL EXPENSES	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 1,832.00 50.00 375.00 75.00 12,860.00 26,442.00 55,017.22 221,822.00 276,839.22	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs (Includes Roof Rep
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT   2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025 NCOME FROM 2025 ASSESSMENTS (MINUS EST. PREPAIDS IN 2025) TOTAL CASH AVAILABLE TOTAL EXPENSES ESTIMATED CASH ON HAND AT THE END OF 2026	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs, & Replacement
Assessments Receivables (4% = -14)  Late Fees  New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT   2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025  NCOME FROM 2025 ASSESSMENTS(MINUS EST. PREPAIDS IN 2025) TOTAL CASH AVAILABLE TOTAL EXPENSES ESTIMATED CASH ON HAND AT THE END OF 2026  FUTURE UNFUNDED PROJECTS IN CONSIDERATION	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Pauer Maintenance, Repairs, & Replacement Amenity Center Paver Maintenance, Repairs, & Replacement
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT  2026 OPERATING BUDGE  CASH ON HAND AT END OF 2025 INCOME FROM 2025 ASSESSMENTS(MINUS EST. PREPAIDS IN 2025) TOTAL CASH AVAILABLE TOTAL EXPENSES ESTIMATED CASH ON HAND AT THE END OF 2026  FUTURE UNFUNDED PROJECTS IN CONSIDERATION	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Suppl Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs, & Replacement Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAI
Assessments Receivables (4% = -14) Late Fees New Owner Registration Income Interest Receivables Inspection & Administrative Fees Recreation Pass Receivables Legal Fee Receivable  OUTSTANDING BALANCES ESTIMATED TOTAL DEBT   CASH ON HAND AT END OF 2025 INCOME FROM 2025 ASSESSMENTS (MINUS EST. PREPAIDS IN 2025) TOTAL CASH AVAILABLE TOTAL EXPENSES ESTIMATED CASH ON HAND AT THE END OF 2026  FUTURE UNFUNDED PROJECTS IN CONSIDERATION Installation of Concrete Walkway+Steps from Parking Lot to Nature Trail	\$ 10 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0,598.00 \$ 400.00 \$ 250.00 \$ 1,909.00 \$ - \$ 425.00 \$ 3,582.00 \$	10,178.00 350.00 50.00 375.00 75.00 12,860.00 26,442.00 55,017.22 221,822.00 276,839.22 232,256.00 44,583.22	POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplier Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs, & Replacement Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAIL UTILITIES

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	Φ.	2025	Φ.	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	\$	12 250 00	\$	275.00
TOTAL EXPENDITURES MAINTENANCE & REPAIRS - GENERAL	\$	12,358.00 2025	\$	14,870.00 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	\$	-,510.00	\$	1,500.00
Border Fence with Dunn Creek Pointe Repairs/Replacement (By Lake)	\$	5,472.00	\$	1,500.00
bolder refice with built cleek rollite Repails/Replacement (by Lake)	Ψ		Ψ	-
Disaster Response (Hurricane & Storm Damage)		· -	\$	5 000 00
Disaster Response (Hurricane & Storm Damage)  TOTAL MAINTENANCE & REPAIRS - GENERAL	\$	-	\$ <b>\$</b>	5,000.00 58.319.00
TOTAL MAINTENANCE & REPAIRS - GENERAL		58,566.00 2025	\$ <b>\$</b>	58,319.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS	\$	58,566.00	_	
TOTAL MAINTENANCE & REPAIRS - GENERAL	\$ <b>\$</b>	58,566.00 2025	\$	58,319.00 2026
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense	\$ <b>\$</b> \$	58,566.00 2025 3,747.00	<b>\$</b>	<b>58,319.00 2026</b> 6,000.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense TOTAL COMMUNITY EVENTS	\$ <b>\$</b> \$	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00	<b>\$</b>	58,319.00 2026 6,000.00 6,000.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense TOTAL COMMUNITY EVENTS SECURITY	\$ \$ \$	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2,666.00	\$	58,319.00 2026 6,000.00 6,000.00 2026
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense TOTAL COMMUNITY EVENTS SECURITY JSO Off Duty Security Patrols TOTAL SECURITY POOL & AMENITY CENTER OPERATIONS & MAINTENANCE	\$ \$ \$ \$ \$ \$	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00	<b>\$</b>	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense TOTAL COMMUNITY EVENTS SECURITY JSO Off Duty Security Patrols TOTAL SECURITY	\$ \$ \$	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2,666.00	<b>\$</b>	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense TOTAL COMMUNITY EVENTS SECURITY JSO Off Duty Security Patrols TOTAL SECURITY POOL & AMENITY CENTER OPERATIONS & MAINTENANCE	\$ \$ \$ \$ \$ \$	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2,666.00 2025	\$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 2026
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,566.00 2025 3,747.00 2025 2,666.00 2025 12,600.00 326.00	\$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 2026 12,950.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs  Pump Equipment Maintenance & Repairs/Replacements	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 5,989.00	\$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 2026 12,950.00 326.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replars/Replacements  Pool Equipment Maintenance & Replacements	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 5,989.00 968.00	\$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 2026 12,950.00 326.00 750.00 1,900.00 575.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs  Pump Equipment Maintenance & Replacements  Pool Equipment Maintenance & Replacements  Pool Furniture Cleaning, Repairs, & Replacements	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 - 5,989.00 968.00 500.00	\$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 2026 12,950.00 326.00 750.00 1,900.00 575.00 550.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs  Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00  5,989.00 968.00 500.00 9,027.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 2026 12,950.00 326.00 750.00 1,900.00 575.00 550.00 7,450.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 968.00 9027.00 9,027.00 314.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 326.00 750.00 1,900.00 575.00 550.00 7,450.00 425.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00  5,989.00 968.00 500.00 9,027.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 2026 12,950.00 750.00 1,900.00 575.00 550.00 7,450.00 425.00 250.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 968.00 9027.00 9,027.00 314.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 326.00 750.00 1,900.00 575.00 550.00 7,450.00 425.00 250.00 275.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs & Replacements Lighting Repairs & Replacements	<b>\$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 5,989.00 968.00 500.00 9,027.00 314.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 750.00 1,900.00 575.00 7,450.00 425.00 250.00 275.00 2,060.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2025 12,600.00 326.00 	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 2026 12,950.00 326.00 750.00 1,900.00 575.00 575.00 425.00 250.00 275.00 2,060.00 2,095.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs & Replacements Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 5,989.00 968.00 500.00 9,027.00 314.00 125.00 2,034.00 73.00	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 2026 12,950.00 750.00 1,900.00 575.00 550.00 7,450.00 425.00 275.00 2,060.00 2,095.00 1,500.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2025 12,600.00 326.00 	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 2026 12,950.00 326.00 750.00 1,900.00 575.00 575.00 425.00 250.00 275.00 2,060.00 2,095.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Parking Lot Maintenance & Repairs	$\phi$	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 5,989.00 968.00 500.00 9,027.00 314.00 125.00 2,034.00 73.00	<b>\$</b>	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 750.00 1,900.00 575.00 550.00 7,450.00 275.00 250.00 275.00 2,060.00 2,095.00 1,500.00 4,218.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs (Includes Roof Replacement)	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 5,989.00 968.00 500.00 9,027.00 314.00 125.00 2,034.00 73.00 4,014.00 258.00	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 326.00 750.00 1,900.00 575.00 425.00 250.00 275.00 2,060.00 2,095.00 4,218.00 4,218.00 525.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2,666.00 326.00 326.00 968.00 500.00 9,027.00 314.00 125.00 2,034.00 73.00 4,014.00	<b>\$</b>	58,319.00 2026 6,000.00 6,000.00 3,808.00 3,808.00 326.00 750.00 1,900.00 575.00 250.00 275.00 250.00 275.00 2,060.00 1,500.00 4,218.00 525.00 525.00 2,055.00 4,218.00 525.00 2,000.00 4,218.00 525.00 20,000.00 4,400.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Pionic Tables Repairs & Replacements	<b>* * * * * * * * * *</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 968.00 500.00 9,027.00 314.00 125.00 125.00 4,014.00 258.00 3,684.00	• • • • • • • • • • • • • • • • • • • •	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 326.00 750.00 1,900.00 575.00 250.00 275.00 250.00 275.00 2,060.00 2,095.00 4,218.00 525.00 575.00 4,218.00 525.00 4,400.00 4,700.00
TOTAL MAINTENANCE & REPAIRS - GENERAL  COMMUNITY EVENTS  Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY  JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Repairs/Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2,666.00 326.00 5,989.00 968.00 500.00 9,027.00 314.00 125.00 2,034.00 73.00 4,014.00 258.00 3,684.00	<b>\$</b>	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 750.00 1,900.00 575.00 550.00 7,450.00 425.00 250.00 275.00 2,060.00 2,095.00 1,500.00 4,218.00 575.00 575.00 4,400.00 4,700.00 60,824.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs Lighting Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE UTILITIES	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 326.00 908.00 908.00 90.27.00 314.00 125.00 2,034.00 73.00 4,014.00 258.00 3,684.00 39,912.00 2025	<b>\$</b> \$ <b>\$</b> \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 326.00 750.00 1,900.00 575.00 550.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 4,218.00 525.00 575.00 20,000.00 4,400.00 60,824.00 2026
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY  POOL & AMENITY CENTER OPERATIONS & MAINTENANCE  Monthly Pool Maintenance & Chemicals  State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Gate Access System Maintenance Contract, Repairs & Replacement) Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Prionic Tables Repairs & Replacements  TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE UTILITIES  JEA Electric, Water, Sewer & Irrigation	<b>*</b> * * * * * * * * * * * * * * * * * *	58,566.00 2025 3,747.00 3,747.00 2025 2,666.00 2,666.00 326.00 5,989.00 968.00 500.00 9,027.00 314.00 125.00 2,034.00 73.00 4,014.00 258.00 3,684.00	<b>\$</b>	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 2026 12,950.00 750.00 1,900.00 575.00 250.00 275.00 2,060.00 2,095.00 1,500.00 4,218.00 525.00 575.00 20,000.00 4,400.00 4,700.00 60,824.00 2026 25,594.00
TOTAL MAINTENANCE & REPAIRS - GENERAL COMMUNITY EVENTS Community Events & Community Decorations Expense  TOTAL COMMUNITY EVENTS  SECURITY JSO Off Duty Security Patrols  TOTAL SECURITY POOL & AMENITY CENTER OPERATIONS & MAINTENANCE Monthly Pool Maintenance & Chemicals State Pool Operating Permits Pool Surface, Decking & Railing Repairs Pump Equipment Maintenance & Replacements Pool Equipment Maintenance & Replacements Pool Furniture Cleaning, Repairs, & Replacements Janitorial & Grounds Pet Waste Cleanup & Disposal & Supplies Termite Bond & Ant Control Fire Extinguisher Annual Inspection, Service & Repair Plumbing Repairs & Replacements Comcast - Camera Access & Programming Camera System Repairs & Replacements Gate Access System Maintenance Contract, Cloud Software+Key Cards Fencing Repairs & Replacements Parking Lot Maintenance & Repairs Amenity Center Building Maint. & Repairs (Includes Roof Replacement) Amenity Center Paver Maintenance, Repairs, & Replacements Amenity Center Picnic Tables Repairs & Replacements TOTAL POOL OPERATIONS & AMENITY CENTER MAINTENANCE UTILITIES	<b>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$</b>	58,566.00 2025 3,747.00 2025 2,666.00 2,666.00 2025 12,600.00 326.00 326.00 908.00 908.00 90.27.00 314.00 125.00 2,034.00 73.00 4,014.00 258.00 3,684.00 39,912.00 2025	<b>\$</b> \$ <b>\$</b> \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	58,319.00 2026 6,000.00 6,000.00 2026 3,808.00 3,808.00 326.00 750.00 1,900.00 575.00 550.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 4,218.00 525.00 575.00 20,000.00 4,400.00 60,824.00 2026

### 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.

KENNETH J. STALEY,	WYNDELL LEE,	