

Proposed Operating Budget for
TREETOP VILLAGE, A CONDOMINIUM (28 units)
January 1, 2026 - December 31, 2026

EXPENSES FOR THE CONDOMINIUM	2025 Jan-Aug Actuals	2026 MONTHLY	2026 ANNUAL
INCOME			
Assessments	\$141,120.00	\$19,600.00	\$235,200.00
OPERATING EXPENSES:			
Administrative Expenses:			
Annual Corp Filing	\$61.25	\$5.10	\$61.25
Management Fee	\$4,711.04	\$606.55	\$7,278.60
Storage	\$40.00	\$7.00	\$84.00
HOA Supplies	\$88.49	\$8.33	\$100.00
Postage/Printing/Mailout	\$272.34	\$45.83	\$550.00
Division Fees	\$112.00	\$9.33	\$112.00
Administrative Expense	\$0.00	\$0.00	\$0.00
Website	\$0.00	\$40.00	\$480.00
Building Maintenance			
Termite Contract	\$0.00	\$216.67	\$2,600.00
Roof	\$1,600.00	\$208.33	\$2,500.00
Grounds & Building Maintenance			
Locks, keys and signs	\$0.00	\$8.33	\$100.00
General Maint & Repair	\$2,783.40	\$1,560.00	\$18,720.00
Grounds Maintenance			
Irrigation	\$485.00	\$41.67	\$500.00
Contracted Lawn Service	\$7,920.00	\$990.00	\$11,880.00
Tree Trimming	\$0.00	\$125.00	\$1,500.00
Gate	\$65.81	\$0.00	\$0.00
Insurance			
Master Insurance	\$65,754.97	\$8,691.18	\$104,294.11
Flood Insurance	\$14,257.00	\$1,208.33	\$14,500.00
Pool/Cabana			
Pool Service	\$1,952.00	\$252.00	\$3,024.00
Pool Repairs	\$69.73	\$16.67	\$200.00
Pool Permit	\$100.35	\$8.36	\$100.35
Professional Services			
Appraisal/Required every 3 years (2023)	\$0.00	\$83.33	\$1,000.00
Accounting	\$0.00	\$220.83	\$2,650.00
Legal	\$830.33	\$104.17	\$1,250.00
Other Professional Services	\$0.00	\$0.00	\$0.00
Taxes			
Federal Taxes	\$0.00	\$83.33	\$1,000.00
County Property Tax	\$0.00	\$1.25	\$15.00
Utilities			
Electric	\$3,058.24	\$391.67	\$4,700.00
Water and Sewer	\$364.61	\$62.50	\$750.00
Wastewater Plant	\$4,496.25	\$562.60	\$6,751.25
Wastewater Plant Permit	\$0.00	\$13.63	\$163.60
Wastewater Sludge	\$0.00	\$125.00	\$1,500.00
Wastewater Test/Services	\$7,748.87	\$1,041.67	\$12,500.00
<u>TOTAL WITHOUT RESERVES:</u>	<u>\$116,771.68</u>	<u>\$16,738.68</u>	<u>\$200,864.16</u>
Reserves (For Est. Cost, Useful Life, etc - see Schedule of Reserves on Page 2)			
Pooled Reserves	\$19,922.40	\$2,861.32	\$34,335.84
<u>TOTAL MONTHLY/ANNUAL PER UNIT WITH RESERVES:</u>	<u>\$700.00</u>	<u>\$235,200.00</u>	

TREETOP VILLAGE, A CONDOMINIUM (28 units)
SCHEDULE OF RESERVES FOR CAPITAL EXPENDITURES
AND DEFERRED MAINTENANCE

RESERVE ITEM	ESTIM.LIFE (YRS) WHEN NEW	REPLACEMENT COST	REMAINING LIFE (YRS)	Estimated 31-Dec BALANCE	ANNUAL RESERVE REQUIRED	AMOUNT FOR FULL FUNDING (MONTHLY)
Painting	10	\$42,886.88	7	\$13,840.11	\$4,149.54	\$345.80
Paving	20	\$73,520.37	4	\$45,850.40	\$6,917.49	\$576.46
Pool	12	\$24,506.79	1	\$18,591.18	\$5,915.61	\$492.97
Flat Roof	35	\$214,434.41	25	-\$23,141.76	\$9,503.05	\$791.92
Wastewater	10	\$14,704.07	9	-\$19,091.34	\$3,755.05	\$312.92
Deferred Maintenance	3	\$6,126.70	1	\$5,948.20	\$178.50	\$14.88
Mansard Roof	30	\$171,547.53	9	\$136,299.49	\$3,916.45	\$326.37
					\$34,335.84	\$2,861.32