

**BURNT STORE VILLAS HOMEOWNERS ASSOCIATION, INC.**

January 1st, 2026 to December 31, 2026

**Adopted 2026 Operating Budget**

	2025	2025	2026	2025/2026			2025/2026
	Adopted	2025	Adopted	Budget	2026	2025	Variance
	Budget	Estimated	Budget	Variance	Per Unit	Per Unit	Per Unit
<b>ASSESSMENT INCOME</b>							
Assessments	\$90,718.00	\$97,762.53	\$98,064.00	\$ 7,346.00	\$227.00	\$210.00	\$17.00
Interest from Operating							
Interest from Reserves		\$355.44					
Late Fees/Other Income		\$716.03					
<b>Total Income</b>	<b>\$90,718.00</b>	<b>\$98,834.00</b>	<b>\$98,064.00</b>	<b>\$7,346.00</b>	<b>\$227.00</b>	<b>\$210.00</b>	<b>\$17.00</b>
	2025	2025	2026	2025/2026			2025/2026
<b>ASSOCIATION EXPENSE</b>	Adopted	2025	Adopted	Budget	2026	2025	Variance
<b>Administrative</b>	BUDGET	Estimated	Budget	Variance	Per Unit	Per Unit	Per Unit
Corporation License Fees	\$62.00	\$61.25	\$62.00	\$0.00	\$0.14	\$0.14	\$0.00
Insurance Bond/GL/D&O/WC)	\$3,260.00	\$2,387.69	\$2,482.00	(\$778.00)	\$5.75	\$7.55	(\$1.80)
Legal	\$400.00	\$3,641.47	\$2,000.00	\$1,600.00	\$4.63	\$0.93	\$3.70
Management	\$7,443.00	\$7,443.00	\$7,704.00	\$261.00	\$17.83	\$17.23	\$0.60
Storage Records	\$0.00	\$0.00	\$120.00	\$120.00	\$0.28	\$0.00	\$0.28
Website	\$350.00	\$288.00	\$288.00	(\$62.00)	\$0.67	\$0.81	(\$0.14)
Office Expense (General) .	\$600.00	\$624.85	\$625.00	\$25.00	\$1.45	\$1.39	\$0.06
Taxes & Preparation	\$250.00	\$216.28	\$250.00	\$0.00	\$0.58	\$0.58	\$0.00
<b>Maintenance</b>							
Beautification	\$1,000.00	\$800.00	\$800.00	(\$200.00)	\$1.85	\$2.31	(\$0.46)
Irrigation Repairs	\$2,800.00	\$6,455.00	\$4,000.00	1,200.00	9.26	\$6.48	2.78
Lawns Contract Maint	\$30,600.00	\$30,600.00	\$31,724.00	1,124.00	73.44	\$70.83	2.60
General Landscaping	\$2,500.00	\$527.00	\$2,500.00	0.00	5.79	\$5.79	0.00
Maintenance	\$2,000.00	\$1,750.00	\$1,250.00	(750.00)	2.89	\$4.63	(1.74)
Roof & Driveway Treatment	\$2,000.00	\$3,515.00	\$3,600.00	\$1,600.00	\$8.33	\$4.63	\$3.70
Mangrove Trimming	\$5,000.00	\$5,700.00	\$5,900.00	900.00	13.66	\$11.57	2.08
Palm Tree Trimming	\$5,000.00	\$5,735.00	\$5,900.00	900.00	13.66	\$11.57	2.08
Oak Tree Trimming	\$1,650.00	\$450.00	\$1,650.00	0.00	3.82	\$3.82	0.00
<b>Utilities</b>							
Electric	\$850.00	\$850.00	\$850.00	\$0.00	\$1.97	\$1.97	\$0.00
Water, Sewer, & Trash	\$6,500.00	\$11,832.15	\$8,850.00	\$2,350.00	\$20.49	\$15.05	\$5.44
<b>Miscellaneous</b>							
Contingency	\$3,867.16	\$300.00	\$2,289.83	(\$1,577.33)	\$5.30	\$8.95	(\$3.65)
<b>Total Operating Expense</b>	<b>\$76,132.16</b>	<b>\$83,176.69</b>	<b>\$82,844.83</b>	<b>\$6,712.67</b>	<b>\$191.77</b>	<b>\$176.23</b>	<b>\$15.54</b>
Reserves Fully Fund	\$14,585.84	\$14,585.84	\$15,219.17	633.33	\$35.23	\$33.76	\$1.47
<b>TOTAL EXPENSES</b>	<b>\$90,718.00</b>	<b>\$97,762.53</b>	<b>\$98,064.00</b>	<b>\$7,346.00</b>	<b>\$227.00</b>	<b>\$210.00</b>	<b>\$17.00</b>
<b>Adopted 2026 Budget With Adopted 2026 Reserves Schedule Fully Funded Amount Per Owner Per Month = \$ 227.00</b>							

**BURNT STORE VILLAS HOMEOWNERS ASSOCIATION, INC.**  
**January 1st, 2026 to December 31st, 2026**  
**Adopted 2026 Reserve Schedule**  
**Full Funding of Reserves**

**FULLY FUNDED 100% ALL**

	<b>Estimated Useful Life Years</b>	<b>Estimated Replacement Cost</b>	<b>Beginning Balance 1/1/2025</b>	<b>Estimated Balance 12/31/2025</b>	<b>Estimated Remaining Useful Life</b>	<b>Remaining Reserve Required</b>	<b>Annual Contribution 2026</b>	<b>Estimated Balance At 12/31/2026</b>	<b>2026 Per Month</b>	<b>2026 Per Unit Per Month</b>	<b>2025 Per Unit Per Month</b>	<b>2025/2026 Var. Per Unit Per Month</b>
<b>RESERVES</b>												
Backflow & Irrigation	10	\$10,300.00	\$800.40	\$1,824.04	8	\$8,475.96	\$1,059.50	\$2,883.54	\$88.29	\$2.45	\$2.37	\$0.54
Dock Replacement	25	\$12,630.00	\$482.24	\$962.36	23	\$11,667.64	\$507.29	\$1,469.65	\$42.27	\$1.17	\$1.11	\$0.06
Driveway Replace	40	\$121,643.00	\$10,196.71	\$12,964.63	38	\$108,678.37	\$2,859.96	\$15,824.59	\$238.33	\$6.62	\$6.41	\$0.21
Landscaping Repl	10	\$67,264.00	\$5,328.81	\$11,995.53	8	\$55,268.47	\$6,908.56	\$18,904.09	\$575.71	\$15.99	\$15.43	\$0.56
Road Repair Maint	25	\$123,600.00	\$65,577.30	\$69,225.78	14	\$54,374.22	\$3,883.87	\$73,109.65	\$323.66	\$8.99	\$8.45	\$0.54
<b>TOTAL</b>		<b>\$312,507.00</b>	<b>\$81,102.82</b>	<b>\$94,185.94</b>		<b>\$218,321.06</b>	<b>\$15,219.17</b>	<b>\$112,191.51</b>	<b>\$1,268.26</b>	<b>\$35.23</b>	<b>\$33.76</b>	<b>\$1.92</b>