

VISTA TRACE MULTI CONDOMINIUM ASSOCIATION, INC.
BASED ON 216 CONTRIBUTING UNITS, 8 ASSOCIATION ENTITIES, AND RESIDENCES HOA
JANUARY 1 TO DECEMBER 31, 2026 COMBINED OPERATING BUDGET

DESCRIPTION	2026 MONTHLY BUDGET	2026 ANNUAL BUDGET	Allocated to Condos 1-8 Budgets
INCOME:			
ASSESSMENT INCOME	98,280.00	1,179,360.00	384,289.92
RESIDENCES AT VISTA TRACE ASSESSMENT *	36,936.00	443,232.00	0.00
SCREENING FEES	875.00	10,500.00	0.00
LATE FEES	450.00	5,400.00	5,400.00
INTEREST	75.00	900.00	0.00
OTHER REVENUES	650.00	7,800.00	0.00
TOTAL INCOME	<u>137,266.00</u>	<u>1,647,192.00</u>	<u>389,689.92</u>
ADMINISTRATIVE EXPENSES:			
ANNUAL FL CONDO FEE	72.00	864.00	864.00
ADMIN FEES	111.00	1,332.00	0.00
ACCOUNTING / AUDITING	538.00	6,456.00	0.00
BANK CHARGES	75.00	900.00	0.00
LEGAL FEES & RETAINER	178.00	2,136.00	0.00
LICENSES/TAXES/PERMITS	0.00	0.00	0.00
CORPORATE ANNUAL REPORT	5.10	61.20	0.00
MEETINGS & SECRETARIAL	175.00	2,100.00	0.00
SUPPLIES	100.00	1,200.00	0.00
SCREENING SERVICE	450.00	5,400.00	0.00
POSTAGE & DELIVERY	250.00	3,000.00	0.00
PRINTING & COPYING	275.00	3,300.00	0.00
PROVISION FOR BAD DEBTS	0.00	0.00	0.00
RESIDENCES AT VISTA TRACE HOA *	31,773.60	381,283.20	0.00
TOTAL ADMINISTRATIVE EXP	<u>34,002.70</u>	<u>408,032.40</u>	<u>864.00</u>
INSURANCE:			
PROPERTY	17,000.00	204,000.00	0.00
LIABILITY & UMBRELLA	3,525.00	42,300.00	0.00
WORKERS COMP	44.00	528.00	0.00
DIRECTORS & OFFICERS	350.00	4,200.00	0.00
FIDELITY	75.00	900.00	0.00
FINANCE CHARGE	750.00	9,000.00	0.00
TOTAL INSURANCE	<u>21,744.00</u>	<u>260,928.00</u>	<u>0.00</u>
UTILITIES:			
ELECTRICITY	1,070.00	12,840.00	12,182.40
TELEPHONE & INTERNET	0.00	0.00	0.00
WASTE REMOVAL	0.00	0.00	0.00
WATER & SEWER	21,392.00	256,704.00	256,608.00
TOTAL UTILITIES	<u>22,462.00</u>	<u>269,544.00</u>	<u>268,790.40</u>
DEBT SERVICE			
DEFICIT FUNDING	2,142.32	25,707.84	0.00
BANK LOAN REPAY	28,800.00	345,600.00	0.00
TOTAL DEBT SERVICE	<u>30,942.32</u>	<u>371,307.84</u>	<u>0.00</u>

VISTA TRACE MULTI CONDOMINIUM ASSOCIATION, INC.
BASED ON 216 CONTRIBUTING UNITS, 8 ASSOCIATION ENTITIES, AND RESIDENCES HOA
JANUARY 1 TO DECEMBER 31, 2026 COMBINED OPERATING BUDGET

DESCRIPTION	2026 MONTHLY BUDGET	2026 ANNUAL BUDGET	Allocated to Condos 1-8 Budgets
CONTRACT & OTHER SERVICES			
ALARM & FIRE SAFETY	375.00	4,500.00	0.00
CAMERA SYSTEM	0.00	0.00	0.00
GATE MAINTENANCE CONTRACT	0.00	0.00	0.00
GATE ACCESS SYSTEM	0.00	0.00	0.00
MANAGEMENT CONTRACT	5,156.40	61,876.80	0.00
JANITORIAL & MAINTENANCE	1,000.00	12,000.00	0.00
LAWN MAINTENANCE	0.00	0.00	0.00
LANDSCAPING EXTRAS	0.00	0.00	0.00
PEST CONTROL	0.00	0.00	0.00
POOL MAINTENANCE	0.00	0.00	0.00
RESERVE STUDY/ENGINEER	0.00	0.00	0.00
WEBSITE MAINTENANCE	0.00	0.00	0.00
SECURITY	5,200.00	62,400.00	0.00
TOTAL CONTRACTS	11,731.40	140,776.80	0.00
REPAIRS & MAINTENANCE			
ELECTRICAL REPAIRS & SUPPLY	214.00	2,568.00	1,080.00
PLUMBING REPAIRS	714.00	8,568.00	6,480.00
ENTRY SYSTEM - GATES & CAMERAS	0.00	0.00	0.00
GENERAL	100.00	1,200.00	0.00
COMMON AREAS	154.00	1,848.00	1,512.00
ALARM & FIRE EQUIP/INSPECTION	1,610.86	19,330.32	18,403.20
ROOF CLEANING & MAINTENANCE	0.00	0.00	0.00
POOL REPAIRS / SUPPLIES	0.00	0.00	0.00
MAINTENANCE SUPPLIES	0.00	0.00	0.00
TOTAL REPAIRS & MAINT.	2,792.86	33,514.32	27,475.20
TOTAL OPERATING EXPENSE	123,675.28	1,484,103.36	297,129.60
RESERVE TRANSFER	13,590.72	163,088.64	92,560.32
SURPLUS / (DEFICIT)	0.00	0.00	0.00

2026 Monthly Maintenance Fee by Unit Type:	
UNIT TYPE	2026 Amount
Condo Type 1 (650 sq. ft.)	\$436.64
Condo Type 2 (895 sq. ft.)	\$601.22
Condo Type 3 (900 sq. ft.)	\$604.59
Condo Type 4 (1126 sq. ft.)	\$756.39
Condo Type 5 (1129 sq. ft.)	\$758.41



Residences at Vista Trace HOA and your Condo Building are ALL included in this ONE amount.

*** NOTE: See separate budget for Residences at Vista Trace HOA included this budget.**

RESIDENCES AT VISTA TRACE MAINTENANCE ASSOCIATION HOA
OPERATING BUDGET BASED ON 216 UNITS
FOR FISCAL YEAR JANUARY 1 TO DECEMBER 31, 2026

DESCRIPTION	2026 ANNUAL BUDGET	2026 Monthly Budget	Allocated Residences BUDGET *
INCOME:			
ASSESSMENT INCOME	443,232.00	36,936.00	443,232.00
OTHER INCOME	0.00	0.00	0.00
TOTAL INCOME	443,232.00	36,936.00	443,232.00
ADMIN EXPENSES:			
ADMIN & MEETINGS	0.00	0.00	0.00
TAXES, LICs, & PERMITS	900.00	75.00	900.00
CORP. ANNUAL REPORT	0.00	0.00	0.00
POSTAGE & DELIVERY	300.00	25.00	300.00
PRINTING & COPYING	600.00	50.00	600.00
SECRETARIAL	0.00	0.00	0.00
TOTAL ADMIN EXP	1,800.00	150.00	1,800.00
INSURANCE:			
PROPERTY & STORM	21,000.00	1,750.00	21,000.00
LIABILITY	6,000.00	500.00	6,000.00
WORKERS COMP	60.00	5.00	60.00
DIRECTORS & OFFICERS	750.00	62.50	750.00
UMBRELLA	600.00	50.00	600.00
FIDELITY	90.00	7.50	90.00
FINANCE CHARGE	2,100.00	175.00	2,100.00
TOTAL INSURANCE	30,600.00	2,550.00	30,600.00
UTILITIES:			
ELECTRICITY	6,300.00	525.00	6,300.00
WATER & SEWER	2,100.00	175.00	2,100.00
TELEPHONE & INTERNET	4,200.00	350.00	4,200.00
WASTE REMOVAL	156,960.00	13,080.00	156,960.00
TOTAL UTILITIES	169,560.00	14,130.00	169,560.00
CONTRACTS			
JANITORIAL & MAINT	48,000.00	4,000.00	48,000.00
LAWN MAINTENANCE	23,400.00	1,950.00	23,400.00
CAMERA SYSTEM MAINT.	1,800.00	150.00	1,800.00
ALARM & FIRE SAFETY	1,200.00	100.00	1,200.00
PEST CONTROL	2,700.00	225.00	2,700.00
WEBSITE	0.00	0.00	0.00
SECURITY	36,000.00	3,000.00	36,000.00
TOTAL CONTRACTS	113,100.00	9,425.00	113,100.00
POOL			
POOL MAINTENANCE	6,000.00	500.00	6,000.00
POOL REPAIRS	4,500.00	375.00	4,500.00
TOTAL POOL	10,500.00	875.00	10,500.00

**RESIDENCES AT VISTA TRACE MAINTENANCE ASSOCIATION HOA
OPERATING BUDGET BASED ON 216 UNITS
FOR FISCAL YEAR JANUARY 1 TO DECEMBER 31, 2026**

DESCRIPTION	2026 ANNUAL BUDGET	2026 Monthly Budget	Allocated Residences BUDGET *
PROFESSIONAL FEES:			
ACCOUNTING/AUDITING	2,700.00	225.00	2,700.00
PARKING ENFORCEMENT	0.00	0.00	0.00
LEGAL FEES	1,200.00	100.00	1,200.00
MANAGEMENT	18,403.20	1,533.60	18,403.20
TOTAL PROFESSIONAL	22,303.20	1,858.60	22,303.20
REPAIRS & MAINTENANCE			
ELECTRICAL REPAIRS	3,600.00	300.00	3,600.00
PLUMBING REPAIRS	6,000.00	500.00	6,000.00
GENERAL & CONTINGENT	300.00	25.00	300.00
GATES & CAMERAS	3,900.00	325.00	3,900.00
COMMON AREAS	6,120.00	510.00	6,120.00
LANDSCAPE EXTRAS/TREES	9,900.00	825.00	9,900.00
ALARM & FIRE EQUIP/INSP	0.00	0.00	0.00
JANITORIAL & SUPPLIES	3,600.00	300.00	3,600.00
TOTAL REPAIRS & MAINT.	33,420.00	2,785.00	33,420.00
TOTAL OPERATING EXP	381,283.20	31,773.60	381,283.20
RESERVE TRANSFER	61,948.80	5,162.40	61,948.80
SURPLUS / (DEFICIT)	0.00	0.00	0.00

2026 based on 216 Contributing units: **\$ 171.00 / month ***

Approved by Association Board of Directors on October 15, 2025

* **Note:** Fee above is ***INCLUDED*** in your overall Combined Condo assessment.
There are no additional payments to make to this Association.

VISTA TRACE MULTICONDOMINIUM ASSN. & Eight (8) Condominiums Associations
PROPOSED COMBINED BUDGET FOR 216 UNITS
FOR YEAR JANUARY 1 TO DECEMBER 31, 2026

OVERALL COMBINED (Multi, Condos 1 to 8, Residences HOA) ASSESSMENT FEE COMPUTATION SUMMARY:

ASSESSMENT INCOME:		\$1,622,592.00	REQUIRED FOR:		2026					
UNIT TYPE	TOTAL PERCENT OWNERSHIP	NUMBER OF UNITS	UNIT SQUARE FOOTAGE	2025 MONTHLY UNIT FEE	2026 PROPOSED PER UNIT FEE	2026 PER UNIT ANNUAL FEE	MONTHLY TOTAL PER TYPE	TOTAL ANNUALLY PER TYPE	MONTHLY UNIT CHANGE	MONTHLY % CHANGE
Condo Type 1	16.66667%	36	650	\$394.29	\$436.64	\$5,239.68	\$15,719.04	\$188,628.48	42.35	10.74%
Condo Type 2	38.88889%	84	895	\$542.90	\$601.22	\$7,214.64	\$50,502.48	\$606,029.76	58.32	10.74%
Condo Type 3	11.11111%	24	900	\$545.94	\$604.59	\$7,255.08	\$14,510.16	\$174,121.92	58.65	10.74%
Condo Type 4	27.77778%	60	1126	\$683.03	\$756.39	\$9,076.68	\$45,383.40	\$544,600.80	73.36	10.74%
Condo Type 5	5.55556%	12	1129	\$684.84	\$758.41	\$9,100.92	\$9,100.92	\$109,211.04	73.57	10.74%
		100.00%	216	201,288			\$135,216.00	\$1,622,592.00		

A	B	C	D	E	F	G	H	I	J
I. RESERVES COMPUTATION APPLICABLE TO VISTA TRACE MULTI-CONDO & COMMON AREAS:								2026	
DESCRIPTION	Book Balance 9/30/25	2025 Mthly Funding	EST'D LIFE	REMAINING LIFE	REPLACEMENT COST (EST'D)	FUNDING BASIS	UNFUNDED BAL. 2025	2026 ANNUAL FUNDING	2026 Monthly FUNDING
1 Emergency/Oper./ Storm	13,600.24	535.45	10	6	60,000.00	15,206.59	44,793.41	7,465.56	622.13
2 Ins. Premium Shortage	34,998.15	555.35	6	3	40,000.00	36,664.20	3,335.80	1,113.96	92.83
3 Insurance Deductible	10,000.00	0.00	5	1	10,000.00	10,000.00	0.00	0.00	0.00
4 Interest	3,782.70	112.09	n/a	n/a	0.00	0.00	0.00	N/A	N/A
5 TOTAL	62,381.09	1,202.89			\$110,000.00	\$61,870.79	\$48,129.21	8,579.52	714.96

II. RESERVES COMPUTATION APPLICABLE TO RESIDENCES AT VISTA TRACE (CLUBHOUSE COMMON AREA):								2026	*
DESCRIPTION *	Book Balance 9/30/25	2025 Mthly Funding	EST'D LIFE	REMAINING LIFE	REPLACEMENT COST (EST'D)	FUNDING BASIS	UNFUNDED BAL. 2025	2026 ANNUAL FUNDING	2026 Monthly FUNDING
6 Pavement	63,140.20	0.00	40	25	750,000.00	63,140.20	686,859.80	27,460.92	2,288.41
7 Gates & Cams replacement	0.00	0.00	15	12	60,000.00	0.00	60,000.00	5,000.04	416.67
8 Drain Cleaning & Repair	1,006.22	389.58	5	4	16,000.00	2,174.96	13,825.04	3,456.24	288.02
9 Ins. Premium Shortage	26,250.00	1,250.00	5	1	30,000.00	30,000.00	0.00	0.00	0.00
10 Insurance Deductible	8,749.98	416.66	5	1	10,000.00	9,999.96	0.04	0.00	0.00
11 Clubhouse Restrooms	6,249.96	0.00	7	5	9,900.00	6,249.96	3,650.04	729.96	60.83
12 Club House Roof	8,888.88	0.00	20	19	80,000.00	8,888.88	71,111.12	3,742.68	311.89
13 Clubhouse HVAC	6,250.05	138.89	6	3	10,000.00	6,666.72	3,333.28	1,111.08	92.59
14 Pool Perimeter/Fence	2,625.00	125.00	15	8	15,000.00	3,000.00	12,000.00	1,500.00	125.00
15 Pool Equipment	1,253.05	333.34	7	4	12,000.00	2,253.07	9,746.93	2,436.72	203.06
16 Pool Deck	2,499.96	0.00	10	5	10,000.00	2,499.96	7,500.04	1,500.00	125.00
17 Pool Furniture	2,775.03	141.67	7	1	3,200.04	3,200.04	0.00	0.00	0.00
18 Pool Foundation/Resurface	13,125.00	625.00	7	2	35,000.00	15,000.00	20,000.00	9,999.96	833.33
19 Clubhouse Exterior & Paint	9,072.78	35.86	10	3	10,000.00	9,180.36	819.64	273.24	22.77
20 Clubhouse Interior	6,298.32	0.00	5	4	25,250.00	6,298.32	18,951.68	4,737.96	394.83
TOTAL	158,184.43	\$3,456.00			\$1,076,350.04	\$168,552.43	\$907,797.61	61,948.80	5,162.40

III. RESERVES COMPUTATION APPLICABLE TO INDIVIDUAL CONDOS 1 TO 8:

									2026	
DESCRIPTION	*	Book Balance 9/30/25	2025 Mthly Funding	EST'D LIFE	REMAINING LIFE	REPLACEMENT COST (EST'D)	FUNDING BASIS	UNFUNDED BAL. 2025	2026 ANNUAL FUNDING	2026 Monthly FUNDING
21 Roof Replacement **	(1)	701,213.51	0.00	20	20	1,820,000.00	701,213.51	1,118,786.49	55,932.60	4,661.05
22 Painting		207,458.87	2,459.77	12	10	510,000.00	214,838.18	295,161.82	29,516.16	2,459.68
23 Electrical Equipment		58,329.51	555.59	10	9	124,000.00	59,996.28	64,003.72	7,111.56	592.63
TOTAL		967,001.89	3,015.36			\$2,454,000.00	\$976,047.97	\$1,477,952.03	92,560.32	7,713.36
									Avg. Monthly per Unit	62.920000
Note: (Combined Total <u>\$1,187,567.41</u> <u>\$7,674.25</u>)									2026 Combined Reserve Funding	163,088.64 13,590.72

* = Florida Statutes section 718.112(2)(f) provides that condominiums must reserve fund balances to repaint, resurface the roads, replace the roof, and perform any deferred maintenance more than 1 year or replacement that costs more than \$10,000.

** = Above. Assumed in prior year that buildings would be re-roofed in 2025 based on a bank loan **and** begin reserving in 2025 or 2026. Cost of roof replacement was \$1.8 million. Therefore, increasing replacement cost for inflation over time is recommended.

(1) Insurance Carrier requirement in 2023. Subsequent reserving to fund a 20-year roof over that period starting in 2024 **or** beyond **after** a reserve study.