

GLADEWIND HEIGHTS HOMEOWNERS ASSOCIATION, INC.
APPROVED BUDGET FOR THE YEAR 2026

	2025 Current Budget Annual	2026 Approved Budget Annual	2026 Approved Budget Monthly	Per Unit/ Monthly
Revenue				
Assessment Income	\$ 159,120	\$ 159,120	\$ 13,260	\$ 170
Rollover Prior Year Excess Income	-	4,000	333	4
Special Assessment - 2025 Insurance	15,660	-	-	-
Special Assessment - 2025 Due Resv/Payables/PPD/Gate	26,118	-	-	-
Special Assessment - Expense Paybles/PPD /Gate	(10,827)	-	-	-
Total Revenue	<u>190,071</u>	<u>163,120</u>	<u>13,593</u>	<u>174</u>
Expenses				
Administrative				
Audit Review and Compilation	1,500	600	50	1
Corporate Annual Report	63	61	5	0
Legal Services	4,000	3,000	250	3
Licenses & Permits	600	600	50	1
Bank Services Charges	140	-	-	-
Printing & Postage Fees	2,000	2,172	181	2
Total Administrative	<u>8,303</u>	<u>6,433</u>	<u>536</u>	<u>7</u>
INSURANCE				
Insurance- Crime	652	800	67	1
Insurance- Directors and Officer	1,432	1,800	150	2
Insurance- Property	13,131	17,000	1,417	18
Insurance- Umbrella	445	650	54	-
Total Insurance	<u>15,660</u>	<u>20,250</u>	<u>1,688</u>	<u>21</u>
UTILITIES				
Electricity	13,000	12,700	1,058	14
Telephone/Internet	2,400	2,408	200	2
Guardhouse Telephone	1,651	1,782	149	2
Water & Sewer	1,100	1,956	163	2
Total Utilities	<u>18,151</u>	<u>18,846</u>	<u>1,570</u>	<u>20</u>
Contracted Expenses				
Janitorial Service	7,200	7,200	600	8
Lawn Maintenance & Landscaping	39,000	21,600	1,800	23
Management/Accounting	17,820	18,270	1,522	19
Pest Control/Exterminating	60	1,882	157	2
Pool and Spa	5,520	5,520	460	6
Total Contracted Expenses	<u>69,600</u>	<u>54,472</u>	<u>4,539</u>	<u>58</u>
Repair & Maintenance				
Gate Maintenance	2,500	2,500	208	3
General Repairs	19,000	16,950	1,413	18
Tree Trimming/Yearly	2,000	2,500	208	3
Maintenance Supplies	1,000	1,000	83	1
Callbox	2,000	2,000	167	2
Pool & Fountain Repairs	2,000	2,000	167	2
Total Maintenance & Repairs	<u>28,500</u>	<u>26,950</u>	<u>2,246</u>	<u>29</u>
TOTAL OPERATING EXPENSES	<u>140,214</u>	<u>126,951</u>	<u>10,579</u>	<u>135</u>
Reserves	34,566	36,169	3,014	39
Recover Due To Reserves 2024	15,291	-	-	-
RESERVES Total	<u>49,857</u>	<u>36,169</u>	<u>3,014</u>	<u>39</u>
TOTAL	<u>190,071</u>	<u>163,120</u>	<u>13,593</u>	<u>174</u>
NET INCOME	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 0</u>	<u>\$ -</u>

Monthly Maintenance fees for 2026 is \$170.00 per unit.

**GLADEWIND HEIGHTS HOMEOWNERS ASSOCIATION
RESERVE MAINTENANCE CALCULATIONS
2026 RESERVE CALCULATIONS**

Reserve Components A	Estimate Replacement Cost B	Fund Balance 12/31/2025 C	Amount to be Funded D (B-C)	Total Estimated Life (Yrs) E	Estimated Remaining Life (Yrs) F	Annual Assessment G (D/F)	Monthly Assessment H (G/12)
a Fence - Wood	\$ 50,000.00	\$ 5,622.47	\$ 44,377.53	10	5	\$ 8,875.51	\$ 739.63
b Perimeter Wall - Concrete	\$ 25,000.00	\$ 25,000.00	\$ -	10	10	\$ -	\$ -
c Gate Systems & Callbox System	\$ 50,000.00	\$ 31,635.82	\$ 18,364.18	10	5	\$ 3,672.84	\$ 306.07
d Parking Island	\$ 35,000.00	\$ 32,498.14	\$ 2,501.86	10	3	\$ 833.95	\$ 69.50
e Seal Coating	\$ 10,000.00	\$ (5,737.71)	\$ 10,000.00	5	5	\$ 2,000.00	\$ 166.67
Add'l Seal Coating bring to Positive 12/31/27			\$ 5,737.71	2	2	\$ 2,868.86	\$ 239.07
f Paving Overlay	\$ 100,000.00	\$ 100,000.00	\$ -	15	7	\$ -	\$ -
g Clubhouse Roof	\$ 30,000.00	\$ (10,267.45)	\$ 30,000.00	25	24	\$ 1,250.00	\$ 104.17
Addt'l Clubhouse Roof bring to Positive 12/31/27			\$ 10,267.45	2	2	\$ 5,133.73	\$ 427.81
h Clubhouse Other	\$ 10,000.00	\$ -	\$ 10,000.00	30	30	\$ 333.33	\$ 27.78
i Pool Resurfacing	\$ 9,385.00	\$ 9,385.00	\$ -	5	1	\$ -	\$ -
j Pool Deck Resurfacing	\$ 12,000.00	\$ -	\$ 12,000.00	5	5	\$ 2,400.00	\$ 200.00
k Pool Pump Equipment	\$ 25,000.00	\$ -	\$ 25,000.00	15	15	\$ 1,666.67	\$ 138.89
l Irrigation	\$ 15,000.00	\$ 7,625.99	\$ 7,374.01	10	10	\$ 737.40	\$ 61.45
m Landscaping	\$ 16,000.00	\$ 14,782.00	\$ 1,218.00	5	1	\$ 1,218.00	\$ 101.50
n Tree Trimming	\$ 5,000.00	\$ 2,575.01	\$ 2,424.99	2	2	\$ 1,212.50	\$ 101.04
o Playground Gym	\$ 5,000.00	\$ 1,440.42	\$ 3,559.58	10	5	\$ 711.92	\$ 59.33
p Hurricane Insurance Deductible	\$ 20,000.00	\$ 10,238.30	\$ 9,761.70	7	3	\$ 3,253.90	\$ 271.16
q Capital Improvement - General	\$ 15,000.00	\$ 15,000.00	\$ -	3	2	\$ -	\$ -
	<u>\$ 432,385.00</u>	<u>\$ 239,797.99</u>	<u>\$ 192,587.01</u>			<u>\$ 36,168.59</u>	<u>\$ 3,014.05</u>

	2025 Act	2026 Prop	Diff
Monthly reserve accrual	\$ 2,880.48	\$ 3,014.05	\$ 133.57
Annual reserve accrual	\$ 34,565.80	\$ 36,168.59	\$ 1,602.79