

Description	2025		2026	
	Monthly	Annual	Monthly	Annual
OPERATING INCOME				
INCOME				
4001-00 Maintenance Fees Income	\$ 52,475.00	\$ 629,700.00	\$ 50,875.00	\$610,500.00
4002-00 Reserve Assessment Income	\$ 1,000.00	\$ 12,000.00	\$4,900.00	\$58,800.00
Total INCOME	\$ 53,475.00	\$ 641,700.00	\$ 55,775.00	\$669,300.00
Total OPERATING INCOME	\$ 53,475.00	\$ 641,700.00	\$ 55,775.00	\$ 669,300.00
OPERATING EXPENSE				
GENERAL				
5000-00 Management Fees	\$ 1,670.00	\$ 20,040.00	\$ 1,725.00	\$20,700.00
5003-00 Year End Audit/ Taxes	\$ 500.00	\$ 6,000.00	\$ 500.00	\$6,000.00
5005-00 Legal Fees Expense	\$ 291.67	\$ 3,500.00	\$ 300.00	\$3,600.00
5010-00 Insurance Expense	\$ 37,583.33	\$ 451,000.00	\$ 33,405.37	\$400,864.45
5015-00 License Fees & Permits	\$ 58.33	\$ 700.00	\$ 58.33	\$700.00
5016-00 Corporate Annual Report	\$ 5.83	\$ 70.00	\$ 5.83	\$70.00
5020-00 Office/ Administrative Exp	\$ 75.00	\$ 900.00	\$ 125.00	\$1,500.00
5021-00 Welcome Committee	\$ 12.50	\$ 150.00	\$ 112.50	\$1,350.00
5022-00 DBPR - Condo Fees	\$ 5.83	\$ 70.00	\$ 38.33	\$460.00
5030-00 Coupon Booklets	\$ 83.33	\$ 1,000.00	\$ 83.33	\$1,000.00
5035-00 Bank Service Charges	\$ 64.17	\$ 770.00	\$ 60.00	\$720.00
7020-00 Bad Debt	\$ 83.33	\$ 1,000.00	\$ 485.00	\$5,820.00
7030-00 Camera Monitoring	\$ 125.00	\$ 1,500.00	\$ 175.00	\$2,100.00
Total GENERAL & ADMINISTRATIVE	\$ 40,558.32	\$ 486,700.00	\$ 37,073.70	\$444,884.45
UTILITIES				
5055-00 Electricity	\$ 666.67	\$ 8,000.00	\$ 666.67	\$8,000.00
5060-00 Telephone	\$ 208.33	\$ 2,500.00	\$ 220.00	\$2,640.00
5065-00 Trash Removal	\$ 2,875.00	\$ 34,500.00	\$ 2,875.00	\$34,500.00
5070-00 Water & Sewer	\$ 500.00	\$ 6,000.00	\$ 625.00	\$7,500.00
Total UTILITIES	\$ 4,250.00	\$ 51,000.00	\$ 4,386.67	\$ 52,640.00
CONTRACT SERVICES				
5100-00 Pest Control	\$ 416.67	\$ 5,000.00	\$ 618.00	\$7,416.00
5130-00 Pool Maintenance	\$ 416.67	\$ 5,000.00	\$ 400.00	\$4,800.00
6015-00 Lawn Maintenance	\$ 2,750.00	\$ 33,000.00	\$ 2,750.00	\$33,000.00
6080-00 Janitorial Service	\$ 1,600.00	\$ 19,200.00	\$ 1,600.00	\$19,200.00
Total CONTRACT SERVICES	\$ 5,183.34	\$ 62,200.00	\$ 5,368.00	\$64,416.00
MAINTENANCE				
5138-00 Pool Repairs/ Supplies	\$ 208.33	\$ 2,500.00	\$ 250.00	\$3,000.00
6010-00 General Repairs	\$ 1,000.00	\$ 12,000.00	\$ 1,666.67	\$20,000.00
6012-00 Gate Repairs / Maintenance	\$ 166.67	\$ 2,000.00	\$ 250.00	\$3,000.00
6014-00 Plumbing Repairs & Maint	\$ 83.33	\$ 1,000.00	\$ 208.33	\$2,500.00
6020-00 Landscape Extras	\$ 525.00	\$ 6,300.00	\$ 388.30	\$4,659.55
6025-00 Tree Trimming & Removal	\$0.00	\$0.00	\$ 583.33	\$7,000.00
6030-00 Irrigation Maintenance	\$ 333.33	\$ 4,000.00	\$ 333.33	\$4,000.00
6045-00 Maintenance Supplies	\$0.00	\$0.00	\$ 200.00	\$2,400.00
7015-00 Golf Carts	\$ 166.67	\$ 2,000.00	\$ 166.67	\$2,000.00
Total MAINTENANCE	\$ 2,483.33	\$ 29,800.00	\$ 4,046.63	\$48,559.55
RESERVE EXPENSES				
8010-00 Reserve Transfer	\$ 1,000.00	\$ 12,000.00	\$ 4,900.00	\$58,800.00
Total RESERVE EXPENSES	\$ 1,000.00	\$ 12,000.00	\$ 4,900.00	\$58,800.00
Total OPERATING EXPENSE	\$ 5,347.00	\$ 641,700.00	\$ 55,775.00	\$ 669,300.00
Net Income:	\$ 0.01	\$ 0.00	\$ 0.00	\$ 0.00
Monthly Maintenance Fees	\$	465.00	\$	485.00
				Increase \$20.00

Reserve Budget

Sherbrooke Townhomes Homeowners' Association, Inc.
January 1, 2026 through December 31, 2026

Reserve Description	Total Estimated Life (Yrs)	Remaining Life (Yrs)	Cost	Beginning Balance 12/31/2025	Required Funding	Annual Amount	Monthly Amount
Roofs	20	19	-	-	-	-	-
Perimeter	20	9	-	-	-	-	-
Fencing							
Painting	10	2	270,000.00	31,000.00	239,000.00	58,800.00	4,900.00
Paving	50	1	-	-	-	-	-
Lighting	25	1	-	-	-	-	-
Stucco	10	5	-	-	-	-	-
Pool-Heater	5	4	-	-	-	-	-
Signage	10	1	-	-	-	-	-
Mailbox	10	1	-	-	-	-	-
Total: Reserves			\$270,000.00	\$31,000.00	\$239,000.00	\$58,800.00	\$4,900.00