

**Atlantis at the Oasis Neighborhood Association, Inc.**  
**January 1 to December 31, 2026 OPERATING BUDGET**

|                                    | <b>2026<br/>Monthly<br/>Budget</b> | <b>2026<br/>Annual<br/>Budget</b> |
|------------------------------------|------------------------------------|-----------------------------------|
| <b>Revenues</b>                    |                                    |                                   |
| Association Maint. Fees            | 8,295.84                           | 99,550.08                         |
| Master Association Fees            | 3,924.48                           | 47,093.76                         |
| Special Reserve Remittance         | 2,227.68                           | 26,732.16                         |
| Fine Assessments                   | 0.00                               | 0.00                              |
| Late Fees / Charges                | 350.00                             | 4,200.00                          |
| Less: Allowances & Credit Memos    | 0.00                               | 0.00                              |
| <b>PROPERTY INCOME</b>             | <b>14,798.00</b>                   | <b>177,576.00</b>                 |
| Interest Earned                    | 12.50                              | 150.00                            |
| Screening Fee Income               | 250.00                             | 3,000.00                          |
| Other Income                       | 0.00                               | 0.00                              |
| <b>OTHER OPERATING INC.</b>        | <b>262.50</b>                      | <b>3,150.00</b>                   |
| <b>TOTAL INCOME</b>                | <b>15,060.50</b>                   | <b>180,726.00</b>                 |
| <b>Expenses</b>                    |                                    |                                   |
| Admin Fees                         | 20.30                              | 243.60                            |
| Bank Charges                       | 50.00                              | 600.00                            |
| Bad Debts Provision                | 0.00                               | 0.00                              |
| Licenses / Permits / Taxes         | 5.10                               | 61.20                             |
| Master Association Fees            | 3,924.48                           | 47,093.76                         |
| Meetings / Community Events        | 125.00                             | 1,500.00                          |
| Postage                            | 107.50                             | 1,290.00                          |
| Printing                           | 100.00                             | 1,200.00                          |
| Website                            | 125.00                             | 1,500.00                          |
| Holiday Décor                      | 315.00                             | 3,780.00                          |
| Screening Fees                     | 82.50                              | 990.00                            |
| <b>GENERAL ADMIN.</b>              | <b>4,854.88</b>                    | <b>58,258.56</b>                  |
| Insurance-D&O, Fidelity, Financing | 191.50                             | 2,298.00                          |
| Insurance-Package & Umbrella       | 903.94                             | 10,847.28                         |
| <b>INSURANCE</b>                   | <b>1,095.44</b>                    | <b>13,145.28</b>                  |
| CPA-Taxes & Auditing               | 125.00                             | 1,500.00                          |
| Legal Fees                         | 115.00                             | 1,380.00                          |
| Management Service Fees            | 1,950.00                           | 23,400.00                         |
| <b>PROFESSIONAL FEES</b>           | <b>2,190.00</b>                    | <b>26,280.00</b>                  |
| R&M-Electrical                     | 175.00                             | 2,100.00                          |
| R&M-Common Area/General            | 100.00                             | 1,200.00                          |
| R&M-Pressure Cleaning              | 300.00                             | 3,600.00                          |
| R&M-Landscape Replace/Extras/Mulch | 0.00                               | 0.00                              |
| R&M-Supplies                       | 22.50                              | 270.00                            |
| R&M- Contingency / Storm           | 0.00                               | 0.00                              |
| <b>REPAIRS/MAINTENANCE</b>         | <b>597.50</b>                      | <b>7,170.00</b>                   |
| CNT Maint-Landscape/Lawn           | 2,990.00                           | 35,880.00                         |
| Janitorial Services & Supplies     | 500.00                             | 6,000.00                          |
| Parking Enforcement                | 430.00                             | 5,160.00                          |
| <b>CONTRACT MAINTENANCE</b>        | <b>3,920.00</b>                    | <b>47,040.00</b>                  |
| Electricity                        | 175.00                             | 2,100.00                          |
| Telephone / Communications         | 0.00                               | 0.00                              |
| Water / Sewer / Trash              | 0.00                               | 0.00                              |
| <b>UTILITIES</b>                   | <b>175.00</b>                      | <b>2,100.00</b>                   |
| Replacement Reserves               | (2,227.68)                         | (26,732.16)                       |
| <b>TOTAL EXPENSES</b>              | <b>15,060.50</b>                   | <b>180,726.00</b>                 |
| <b>Surplus / (Deficit)</b>         | <b>0.00</b>                        | <b>0.00</b>                       |

The Maintenance fee based on 112 contributing units for **2026** is: **\$ 129.00** per month per home.

( Includes the Oasis Master Association fee of: \$35.04 per month per home)

Estimated Reserve Calculation

Atlantis at Oasis Neighborhood Assoc., Inc.  
Budget Worksheet

2026

**Appropriated Special Reserve**

|                                             | A                  | B                  | C                     | D                 | E                 | F            | G                 | H                            | I                          | J                                     |
|---------------------------------------------|--------------------|--------------------|-----------------------|-------------------|-------------------|--------------|-------------------|------------------------------|----------------------------|---------------------------------------|
|                                             | Actual<br>09/30/25 | Monthly<br>Funding | Projected<br>12/31/25 | Estimated<br>Cost | Original<br>Life  | Year<br>Done | Remaining<br>Life | Proposed Mo.<br>2026 Funding | Projected Bal.<br>12/31/26 | Alternate 10/16/25<br>Monthly Funding |
| 1 Drain Cleaning <sup>(1)</sup>             | 900.00             | 100.00             | 1,200.00              | 3,600.00          | 3                 | 2024         | 2                 | 0.00                         | 1,200.00                   | Zero out                              |
| 2 Tree Trimming / Root Pruning              | 4,875.03           | 541.67             | 6,500.04              | 9,000.00          | 3                 | 2025         | 3                 | 69.44                        | 7,333.32                   |                                       |
| 3 Street Signs / Markers                    | (173.49)           | 138.89             | 243.18                | 30,000.00         | 30                | 2007         | 12                | 206.64                       | 2,722.86                   |                                       |
| 4 Front Entrance Features                   | 937.53             | 104.17             | 1,250.04              | 20,000.00         | 30                | 2007         | 11                | 142.05                       | 2,954.68                   |                                       |
| 5 Park Improvements                         | 2,500.02           | 277.78             | 3,333.36              | 30,000.00         | 12                | 2020         | 8                 | 277.78                       | 6,666.72                   |                                       |
| 6 Drain Maintenance & Repair <sup>(1)</sup> | 749.97             | 83.33              | 999.96                | 20,000.00         | 30                | 2007         | 11                | 0.00                         | 999.96                     | Zero out                              |
| 7 Street Paving                             | 6,818.22           | 757.58             | 9,090.96              | 230,000.00        | 40                | 2007         | 21                | 881.59                       | 19,670.04                  |                                       |
| 8 Playground / Capital Improvements         | 24,246.19          | 3.51               | 24,256.72             | 25,000.00         | 5                 | 2014-24      | 4                 | 15.49                        | 24,442.60                  |                                       |
| 9 Concrete Repair/Restore                   | (2,250.00)         | 200.00             | (1,650.00)            | 15,000.00         | 10                | 2020         | 4                 | 346.88                       | 2,512.56                   |                                       |
| 10 Emergency Fund                           | 9,996.00           | 0.00               | 9,996.00              | 9,996.00          | 5                 | 2019         | 1                 | 0.00                         | 9,996.00                   |                                       |
| 11 Insurance Deductible                     | 1,874.97           | 208.33             | 2,499.96              | 10,000.00         | 7                 | N/A          | 6                 | 104.17                       | 3,750.00                   |                                       |
| 12 Lighting                                 | 8,118.00           | 14.00              | 8,160.00              | 9,000.00          | 10                | 2020         | 5                 | 14.00                        | 8,328.00                   |                                       |
| 13 Seal Coating & Project Security          | 16,550.06          | 114.26             | 16,892.84             | 23,000.00         | 6                 | 2022         | 3                 | 169.64                       | 18,928.52                  |                                       |
| 14 Interest Earned                          | 134.28             | 3.22               | 143.94                | 0.00              | N/A               | N/A          | N/A               | N/A                          | 143.94                     |                                       |
| 15                                          | <b>TOTALS</b>      | <b>75,276.78</b>   | <b>2,546.74</b>       | <b>82,917.00</b>  | <b>434,596.00</b> |              |                   | <b>2,227.68</b>              | <b>109,649.20</b>          |                                       |
| 16                                          |                    |                    |                       |                   |                   |              |                   | 2,227.6800                   |                            |                                       |
| 17                                          |                    |                    |                       |                   |                   |              |                   | 26,732.1600                  |                            |                                       |
| 18                                          |                    |                    |                       |                   |                   |              |                   | 19.890000                    |                            |                                       |

**Notes:**

(1) It was communicated by the Board that this is handled by the CDD including concrete drain aprons.  
However, it appears the new CDD Management Company **does not have the agreement on file.**