

GROVE VILLAS WEST HOMEOWNERS ASSOCIATION INC.

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

APPROVED BUDGET

<u>INCOME</u>	<u>MONTHLY 2026</u>	<u>YEARLY 2026</u>
ASSESSMENT	7,451.37	89,416.40
RESERVE	2,544.63	30,535.54
TOTAL INCOME	<u>\$9,996.00</u>	<u>\$119,951.94</u>
<u>EXPENSES</u>		
MANAGEMENT FEES	1,507.92	18,095.04
LEGAL FEE	150.00	1,800.00
INSURANCE	564.83	6,778.00
TAX RETURNS	29.17	350.00
CORP ANNUAL REPORT	5.83	70.00
MD COMMUNITY REGISTRATION	13.33	160.00
PRINTING AND POSTAGE	166.67	2,000.00
WEBPAGE/PORTAL	77.20	926.40
BANK FEES	10.00	120.00
COUPON PRINTING	28.33	340.00
ELECTRICITY	325.00	3,900.00
CAMERA SIM CARDS	90.00	1,080.00
JANITORIAL SERVICE	500.00	6,000.00
GENERAL REPAIRS	123.40	1,480.80
CAMERA MAINTENANCE	166.67	2,000.00
ELECTRICAL REPAIRS	83.33	1,000.00
MAINTENANCE SUPPLIES	50.00	600.00
LAWN MAINTENANCE	2,250.00	27,000.00
TREE TRIMMING	725.00	8,700.00
PEST CONTROL	30.00	360.00
LAKE MAINTENANCE	30.00	360.00
LAKE DEBRIS CLEANING	200.00	2,400.00
CONTINGENCIES	124.68	1,496.16
FORECLOSURE / BAD DEBT	200.00	2,400.00
RESERVE TRANSFER	2,544.63	30,535.54
TOTAL EXPENSES	<u>\$9,996.00</u>	<u>\$119,951.94</u>

2026 RESERVE CALCULATIONS

<u>ITEMS</u>	<u>ESTIMATED COST</u>	<u>FUNDS COLLECTED AS OF 12/31/25</u>	<u>FUNDABLE RESERVES</u>	<u>REMAINING LIFE YRS.</u>	<u>MONTHLY</u>	<u>YEARLY</u>
STORM DRAIN CLEANING	5,800.08	5,800.08	0.00	1	0.00	0.00
EXTERIOR PAINTING	90,000.00	(4,540.04)	94,540.04	4	1,969.58	23,635.01
SEAL COATING & PAVING	25,000.00	15,550.06	9,449.94	4	196.87	2,362.49
LANDSCAPING REPLACEMENT	5,850.00	5,850.00	0.00	1	0.00	0.00
CLUSTER MAILBOXES	5,220.04	5,220.04	0.00	1	0.00	0.00
STORM DAMAGE & GENERAL	15,000.06	15,000.06	0.00	1	0.00	0.00
INSURANCE DEDUCTIBLE	8,000.00	8,000.00	0.00	1	0.00	0.00
ENTRANCE SIGNS	5,000.00	5,000.00	0.00	1	0.00	0.00
FENCES (COMMON AREAS)	4,000.00	2,700.00	1,300.00	1	108.33	1,300.00
SPRINKLER SYSTEM	3,500.00	1,519.73	1,980.27	1	165.02	1,980.27
LIGHT POSTS	8,000.00	4,226.67	3,773.33	3	104.81	1,257.78
	<u>\$175,370.18</u>	<u>\$64,326.60</u>	<u>\$111,043.58</u>		<u>\$2,544.63</u>	<u>\$30,535.54</u>

2026 MAINTENANCE FEE CALCULATIONS

<u>NUMBER OF UNITS</u>	<u>MONTHLY ASSESSMENT</u>	<u>MONTHLY RESERVE</u>	<u>2026 TOTAL MONTHLY</u>	<u>2025 TOTAL MONTHLY</u>	<u>DIFFERENCE</u>
98	76.03	25.97	102.00	\$100.00	\$2.00