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11/15/25

MALIBU BAY MASTER ASSOC
Budget for Period January 1, 2026 through December 31, 2026
Based on 1055 Units

	Year 2025	Monthly	Unit Owner Cost/Month	Year 2026	Monthly	Unit Owner Cost/Month	Difference
<u>INCOME</u>							
	<u>\$77.00 Per Mo.</u>			<u>\$77.00 Per Mo.</u>			
OWNER ASSESSMENT	974,820.00	81,235.00	77.00	974,820.00	81,235.00	77.00	0.00
OTHER INCOME	75,000.00	6,250.00	5.92	75,000.00	6,250.00	5.92	0.00
	<u>1,049,820.00</u>	<u>87,485.00</u>	<u>82.92</u>	<u>1,049,820.00</u>	<u>87,485.00</u>	<u>82.92</u>	<u>0.00</u>
<u>EXPENSES</u>							
CONTRACT SERVICES							
JANITORIAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LAWN MAINTENANCE	61,250.00	5,104.17	4.84	61,250.00	5,104.17	4.84	0.00
MANAGEMENT FEES	94,950.00	7,912.50	7.50	94,950.00	7,912.50	7.50	0.00
PEST CONTROL	10,260.00	855.00	0.81	10,260.00	855.00	0.81	0.00
SPRINKER MAINTENANCE	4,000.00	333.33	0.32	4,000.00	333.33	0.32	0.00
HOMESTEAD OFF DUTY POLICE	275,301.00	22,941.75	21.75	275,301.00	22,941.75	21.75	0.00
SECURITY SERVICES	199,400.60	16,616.72	15.75	199,400.60	16,616.72	15.75	0.00
SPRAYING & FERTILIZING	15,000.00	1,250.00	1.18	15,000.00	1,250.00	1.18	0.00
TREE TRIMMING	12,000.00	1,000.00	0.95	12,000.00	1,000.00	0.95	0.00
LANDSCAPE REPLACEMENT OTHER	46,880.00	3,906.67	3.70	46,880.00	3,906.67	3.70	0.00
INTERNET SERVICES	3,527.64	293.97	0.28	3,527.64	293.97	0.28	0.00
GATEHOUSE CLOUD	5,280.00	440.00	0.42	5,280.00	440.00	0.42	0.00
HOLIDAY LIGHTS	45,000.00	3,750.00	3.55	45,000.00	3,750.00	3.55	0.00
GUARDHOUSE COMPUTER MAINT	7,625.00	635.42	0.60	7,625.00	635.42	0.60	0.00
	<u>780,474.24</u>	<u>65,039.52</u>	<u>61.65</u>	<u>780,474.24</u>	<u>65,039.52</u>	<u>61.65</u>	<u>0.00</u>
UTILITIES							
ELECTRICITY	16,500.00	1,375.00	1.30	16,500.00	1,375.00	1.30	0.00
TELEPHONE	5,520.00	460.00	0.44	5,520.00	460.00	0.44	0.00
	<u>22,020.00</u>	<u>1,835.00</u>	<u>1.74</u>	<u>22,020.00</u>	<u>1,835.00</u>	<u>1.74</u>	<u>0.00</u>
INSURANCE							
COMMERCIAL PROPERTY	70,150.88	5,845.91	5.54	70,150.88	5,845.91	5.54	0.00
DIRECTORS & OFFICERS	5,236.59	436.38	0.41	5,236.59	436.38	0.41	0.00
FIDELITY BOND	4,367.61	363.97	0.34	4,367.61	363.97	0.34	0.00
WORKMANS COMP	639.04	53.25	0.05	639.04	53.25	0.05	0.00
UMBRELLA INSURANCE	13,120.70	1,093.39	1.04	13,120.70	1,093.39	1.04	0.00
FLOOD	4,208.64	350.72	0.33	4,208.64	350.72	0.33	0.00
INSURANCE FINANCE	4,321.06	360.09	0.34	4,321.06	360.09	0.34	0.00
	<u>102,044.53</u>	<u>8,503.71</u>	<u>8.06</u>	<u>102,044.53</u>	<u>8,503.71</u>	<u>8.06</u>	<u>0.00</u>
PROFESSIONAL SERVICES							
ACCOUNTING FEES (AUDIT)	5,200.00	433.33	0.41	5,200.00	433.33	0.41	0.00
LEGAL FEE	5,000.00	416.67	0.39	5,000.00	416.67	0.39	0.00
TAX RETURN & PREPARATION FEE	1,075.00	89.58	0.08	1,075.00	89.58	0.08	0.00
	<u>11,275.00</u>	<u>939.58</u>	<u>0.89</u>	<u>11,275.00</u>	<u>939.58</u>	<u>0.89</u>	<u>0.00</u>
TAXES, LICENSES & PERMITS							
CORPORATE ANNUAL REPORT	62.00	5.17	0.00	62.00	5.17	0.00	0.00
COMMUNITY ASSOCIATION REGISTRAT	50.00	4.17	0.00	50.00	4.17	0.00	0.00
TAXES, LICENSES & PERMITS	300.00	25.00	0.02	300.00	25.00	0.02	0.00
	<u>412.00</u>	<u>34.33</u>	<u>0.03</u>	<u>412.00</u>	<u>34.33</u>	<u>0.03</u>	<u>0.00</u>
MAINTENANCE GROUNDS							
ELECTRICAL REPAIRS	1,500.00	125.00	0.12	1,500.00	125.00	0.12	0.00
GENERAL REPAIR & MAINTENANCE	76,689.23	6,390.77	6.06	76,689.23	6,390.77	6.06	0.00
	<u>78,189.23</u>	<u>6,515.77</u>	<u>6.18</u>	<u>78,189.23</u>	<u>6,515.77</u>	<u>6.18</u>	<u>0.00</u>
MISCELLANEOUS EXPENSES							
AMENITIES & SOCIAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FORCLOSURE BAD DEBT	1,000.00	83.33	0.08	1,000.00	83.33	0.08	0.00
DATA ENTRY	18,000.00	1,500.00	1.42	18,000.00	1,500.00	1.42	0.00
ELECTRONIC MESSAGE BOARD	2,400.00	200.00	0.19	2,400.00	200.00	0.19	0.00
MISC. ADMINISTRATIVE EXPENSES	6,300.00	525.00	0.50	6,300.00	525.00	0.50	0.00
PRINTING/POSTAGE/OFFICE SUPPLIES	5,500.00	458.33	0.43	5,500.00	458.33	0.43	0.00
XEROX	1,500.00	125.00	0.12	1,500.00	125.00	0.12	0.00
COUPONS	8,155.00	679.58	0.64	8,155.00	679.58	0.64	0.00
CHECKS	550.00	45.83	0.04	550.00	45.83	0.04	0.00
FAX	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OWNERS BALANCE ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<u>43,405.00</u>	<u>3,617.08</u>	<u>3.43</u>	<u>43,405.00</u>	<u>3,617.08</u>	<u>3.43</u>	<u>0.00</u>
<u>PROVISIONS FOR RESERVE</u>							

	<u>Year 2025</u>	<u>Monthly</u>	<u>Unit Owner Cost/Month</u>	<u>Year 2026</u>	<u>Monthly</u>	<u>Unit Owner Cost/Month</u>	<u>Difference</u>
GENERAL RESERVES	<u>12,000.00</u>	<u>1,000.00</u>	<u>0.95</u>	<u>12,000.00</u>	<u>1,000.00</u>	<u>0.95</u>	<u>0.00</u>
	<u>12,000.00</u>	<u>1,000.00</u>	<u>0.95</u>	<u>12,000.00</u>	<u>1,000.00</u>	<u>0.95</u>	<u>0.00</u>
 TOTAL EXPENSES & RESERVE	 <u>1,049,820.00</u>	 <u>87,485.00</u>	 <u>82.92</u>	 <u>1,049,820.00</u>	 <u>87,485.00</u>	 <u>82.92</u>	 <u>0.00</u>
	(0.00)	(0.00)		(0.00)	(0.00)		0.00