

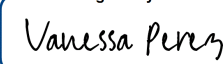
BUDGET A
ALICANTE AT ALTAMIRA NEIGHBORHOOD ASSOCIATION, INC. (1)
2026 ESTIMATED OPERATING BUDGET (2)
 January 1, 2026 - December 31, 2026
 Based on 154 Lots/Homes (3)

REVENUE		MONTHLY	ANNUALLY
OPERATING INCOME		\$ 32,703.08	\$ 392,437.00
TOTAL REVENUE		\$ 32,703.08	\$ 392,437.00

OPERATING COSTS		MONTHLY	ANNUALLY	Monthly Per Home/Lot
ACCOUNTING FEES	4	\$ 625.00	\$ 7,500.00	\$ 4.06
ANNUAL COUNTY REGISTRATION	5	\$ 23.42	\$ 281.00	\$ 0.15
BULK TRASH - COMMON AREA DUMPING	6	\$ 350.00	\$ 4,200.00	\$ 2.27
COMMUNITY WEBSITE	7	\$ 120.00	\$ 1,440.00	\$ 0.78
CORPORATE ANNUAL REPORT & CTA REGISTRATION	8	\$ 43.50	\$ 522.00	\$ 0.28
ELECTRICAL REPAIRS	9	\$ 200.00	\$ 2,400.00	\$ 1.30
ELECTRICITY	10	\$ 3,666.00	\$ 43,992.00	\$ 23.81
INSURANCE - FIDELITY & UMBRELLA	11	\$ 506.00	\$ 6,072.00	\$ 3.29
INSURANCE - D&O	11	\$ 275.00	\$ 3,300.00	\$ 1.79
INSURANCE -PROPERTY & LIABILITY	11	\$ 3,052.50	\$ 36,630.00	\$ 19.82
IRRIGATION REPAIRS	12	\$ 200.00	\$ 2,400.00	\$ 1.30
JANITORIAL MAINTENANCE	13	\$ 1,958.33	\$ 23,500.00	\$ 12.72
JANITORIAL SUPPLIES	14	\$ 100.00	\$ 1,200.00	\$ 0.65
LANDSCAPE REPLACEMENT	15	\$ 150.00	\$ 1,800.00	\$ 0.97
LAWN MAINTENANCE - COMMON AREAS AND FRONT YARDS	16	\$ 16,500.00	\$ 198,000.00	\$ 107.14
LEGAL AND PROFESSIONAL FEES	17	\$ 100.00	\$ 1,200.00	\$ 0.65
MANAGEMENT FEES	18	\$ 1,500.00	\$ 18,000.00	\$ 9.74
MISCELLANEOUS EXPENSES	19	\$ 100.00	\$ 1,200.00	\$ 0.65
MULCH	20	\$ 2,708.33	\$ 32,500.00	\$ 17.59
PRINTING AND POSTAGE	21	\$ 125.00	\$ 1,500.00	\$ 0.81
REPAIRS AND MAINTENANCE - GENERAL	22	\$ 100.00	\$ 1,200.00	\$ 0.65
WATER FOR IRRIGATION	23	\$ 300.00	\$ 3,600.00	\$ 1.95
TOTAL OPERATING COSTS FOR ALL HOMES/LOTS		\$ 32,703.08	\$ 392,437.00	\$ 212.36

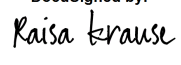
ADDITIONAL EXPENSES UPON COMPLETION		MONTHLY	ANNUALLY	Monthly Per Home/ Lot
ACCESS CONTROL - REPAIRS AND MAINTENANCE	24	\$ 300.00	\$ 3,600.00	\$ 1.95
ACCESS CONTROL- LIFT MASTER CONTRACT	25	\$ 108.33	\$ 1,300.00	\$ 0.70
ACCESS CONTROL- STATIC IP	26	\$ 30.00	\$ 360.00	\$ 0.19
TOTAL ADDITIONAL EXPENSES UPON COMPLETION		\$ 438.33	\$ 5,260.00	\$ 2.85

	MONTHLY	ANNUALLY
TOTAL ASSESSMENTS PAYABLE PER HOME/LOT AT THIS TIME	\$ 212.36	\$ 2,548.29

DocuSigned by:

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 Vanessa Perez - President

10/23/2025

Date

DocuSigned by:

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 Raisa Krause - VP

10/23/2025

Date

**ALICANTE AT ALTAMIRA NEIGHBORHOOD ASSOCIATION, INC.
2026 Estimated Budget Explanation**

- 1 All initially capitalized terms not defined herein shall have the meanings assigned to such terms in the Declaration for ALICANTE AT ALTAMIRA (the "Declaration"). Each Owner should consult the Declaration and its exhibits for a more complete description of Assessments.
- 2 This 2026 Estimated Operating Budget is projected (NOT based on historical operating figures); therefore, it is possible that actual Assessments may be greater or lesser than projected.
- 3 This Estimated Operating Budget is based on 154 Lots/Homes. Under the Declaration, Developer has the option to fund all or any portion of the shortfall in Installment Assessments against Owners or to pay Installment Assessments on Lots/Homes owned by Developer.

Excluded from this Estimated Operating Budget are Individual Assessments and expenses that are personal to Owners, which are not uniformly incurred by all Owners or which are not provided for in the Declaration including, without limitation, costs of maintenance of the exterior of a Lot/Home, cost of utilities bills of a Lot/Home, and real estate taxes on a Lot/Home.

- 4 **ACCOUNTING FEES:** Yearly accounting work as required and performed by independent Certified Public Accountant (CPA). **Vendor maintained the rates**
- 5 **ANNUAL COUNTY REGISTRATION:** Yearly registration of the Association as required by Miami Dade County.
- 6 **BULK TRASH PICK UP:** Cost for periodic bulk pick for dumping in the common areas.
- 7 **COMMUNITY WEBSITE:** Community Website as required.
- 8 **CORPORATE ANNUAL REPORT:** Required by law to pay annually for renewal of Association.
- 9 **ELECTRICAL REPAIRS:** Electrical repairs for common area lights.
- 10 **ELECTRICITY:** Electricity for street lights, Common Area lighting and irrigation pump.
- 11 **INSURANCE:** Insurance for Common Areas of the community and Board of Directors. Coverage is provided under Developer's corporate insurance policies or Association may purchase its own insurance at any time. Until such time as Association has purchased its own insurance, Developer may self-insure Association up to the amount of any deductible under Developer's corporate insurance policies. Association shall purchase its own property and liability insurance no later than turnover. Association is responsible for purchasing its own D & O insurance at all times.
- 12 **IRRIGATION REPAIRS:** Repairs to the Common Area irrigation system.
- 13 **JANITORIAL MAINTENANCE:** Part time janitorial services for Common Areas.
- 14 **JANITORIAL SUPPLIES:** Janitorial supplies required for maintenance.
- 15 **LANDSCAPE REPLACEMENT:** Plant replacement for Common Areas ONLY. Owners are responsible for their own plant replacement.
- 16 **LAWN MAINTENANCE - COMMON AREAS AND HOMES/LOTS:** This is for the maintenance of Common Area and Front Yard of Homes. Includes cutting and edging 32 cuts a year, 18 bed work services in the year, irrigation monthly wet check for Common Areas, fertilization (Quarterly) pest control bi-monthly, and weed control.
- 17 **LEGAL & PROFESSIONAL FEES:** This includes legal costs for foreclosures and litigation and other legal services. (when applicable).
- 18 **MANAGEMENT FEES:** Fee for management of the association.
- 19 **MISCELLANEOUS EXPENSES:** Any unbudgeted miscellaneous items.
- 20 **MULCH:** Mulch for the Common Areas and Front Yards.
- 21 **PRINTING AND POSTAGE SUPPLIES:** This includes the day-to-day postage, copies and mailings.
- 22 **REPAIRS & MAINTENANCE GENERAL:** This includes any general repairs and maintenance for the Common Areas and supplies needed for the repairs.
- 23 **WATER FOR IRRIGATION:** Water for common area irrigation.
- 24 **ACCESS CONTROL - REPAIRS AND MAINTENANCE:** Repairs and maintenance of Access Control System. This service may not be available until after Community Completion.
- 25 **ACCESS CONTROL - LIFT MASTER:** cost to operate tele-entry system through lift master. This service may not be available until after Community Completion.
- 26 **ACCESS CONTROL- STATUC IP:** Cost for Static IP service. This service may not be available until community completion.

****FIGURES CONTAINED IN THIS BUDGET DELIVERED TO THE OWNERS AND/OR BUYERS ARE PREPARED IN ACCORDANCE WITH THE LAW, ARE ESTIMATED ONLY AND AT THE TIME OF THE PREPARATION OF THE BUDGET BY THE DEVELOPER. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED AMOUNT; SUCH CHANGES IN COST DO NOT CONSTITUTE MATERIAL ADVERSE CHANGES IN THE OFFERING. ****

****THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.**

BUDGET B
ALICANTE AT ALTAMIRA NEIGHBORHOOD ASSOCIATION, INC. (1)
2026 ESTIMATED OPERATING BUDGET (2)
 January 1, 2026 - December 31, 2026
 Based on 154 Lots/Homes (3)

REVENUE		MONTHLY	ANNUALLY
OPERATING INCOME		\$ 33,141.67	\$ 397,700.00
TOTAL REVENUE		\$ 33,141.67	\$ 397,700.00

OPERATING COSTS		MONTHLY	ANNUALLY	Monthly Per Home/Lot
ACCESS CONTROL- LIFT MASTER CONTRACT	4	\$ 108.33	\$ 1,300.00	\$ 0.70
ACCESS CONTROL - REPAIRS AND MAINTENANCE	5	\$ 300.00	\$ 3,600.00	\$ 1.95
ACCESS CONTROL- STATIC IP	6	\$ 30.00	\$ 360.00	\$ 0.19
ACCOUNTING FEES	7	\$ 625.00	\$ 7,500.00	\$ 4.06
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COMMUNITY WEBSITE	10	\$ 120.00	\$ 1,440.00	\$ 0.78
CORPORATE ANNUAL REPORT	11	\$ 43.75	\$ 525.00	\$ 0.28
ELECTRICAL REPAIRS	12	\$ 200.00	\$ 2,400.00	\$ 1.30
ELECTRICITY	13	\$ 3,666.00	\$ 43,992.00	\$ 23.81
INSURANCE - FIDELITY & UMBRELLA	14	\$ 506.00	\$ 6,072.00	\$ 3.29
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PRINTING AND POSTAGE	24	\$ 125.00	\$ 1,500.00	\$ 0.81
REPAIRS AND MAINTENANCE - GENERAL	25	\$ 100.00	\$ 1,200.00	\$ 0.65
WATER FOR IRRIGATION	26	\$ 300.00	\$ 3,600.00	\$ 1.95
TOTAL OPERATING COSTS FOR ALL HOMES/LOTS		\$ 33,141.67	\$ 397,700.00	\$ 215.21

	MONTHLY	ANNUALLY
TOTAL ASSESSMENTS PAYABLE PER HOME/LOT AT THIS TIME	\$ 215.21	\$ 2,582.47

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 Vanessa Perez - President
 Date 10/23/2025

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 Raisa Krause - VP
 Date 10/23/2025

ALICANTE AT ALTAMIRA NEIGHBORHOOD ASSOCIATION, INC. 2026 Estimated Budget Explanation

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Excluded from this Estimated Operating Budget are Individual Assessments and expenses that are personal to Owners, which are not uniformly incurred by all Owners or which are not provided for in the Declaration including, without limitation, costs of maintenance of the exterior of a Lot/Home, cost of utilities bills of a Lot/Home, and real estate taxes on a Lot/Home.

- 4 **ACCESS CONTROL - LIFT MASTER:** Cost to operate tele-entry system through Lift master.
- 5 **ACCESS CONTROL - REPAIRS AND MAINTENANCE:** Repairs and maintenance of Access Control System.
- 6 **ACCESS CONTROL- STATIC IP:** Cost for Static IP service.
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- 8 **ANNUAL COUNTY REGISTRATION:** Yearly registration of the Association as required by Miami Dade County.
- 9 **BULK TRASH PICK UP:** Cost for periodic bulk pick for dumping in the common areas. **The vendor will maintain the rates**
- 10 **COMMUNITY WEBSITE:** Community Website as required.
- 11 **CORPORATE ANNUAL REPORT:** Required by law to pay annually for renewal of Association.
- 12 **ELECTRICAL REPAIRS:** Electrical repairs for common area lights.
- 13 **ELECTRICITY:** Electricity for street lights, Common Area lighting, gates and irrigation pump. **Inflation for 2026 is being budgeted for an increase of 2.01%**
- 14 **INSURANCE:** Insurance for Common Areas of the community and Board of Directors. Coverage is provided under Developer's corporate insurance policies or Association may purchase its own insurance at any time. Until such time as Association has purchased its own insurance, Developer may self-insure Association up to the amount of any deductible under Developer's corporate insurance policies. Association shall purchase its own property and liability insurance no later than turnover. Association is responsible for purchasing its own D & O insurance at all times.
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