

LOCH LOMOND ESTATES INC.

Units 37

JANUARY 1, 2026 - DECEMBER 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 APPROVED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$229,893	\$233,544	\$19,462
	TOTAL REVENUE	\$229,893	\$233,544	\$19,462
	OPERATING EXPENSES			
5010	Bank/Coupons/Administrative	\$3,640	\$5,000	\$417
5015	Stevens & Stevens Storage 13boxes x 45.00 ea	\$540	\$450	\$38
5025	Lock Box / Coupons	\$315	\$315	\$26
5020	Website	\$750	\$750	\$63
5200	Termite Bond - Haskell's	\$2,520	\$2,500	\$208
5210	Pest Control: Bait Stations	\$1,465	\$1,610	\$134
5300	Insurance	\$95,000	\$68,013	\$5,668
5400	Lawn Service Contract / John Evans Lawn Serv.	\$12,500	\$12,875	\$1,073
5600	Lic/Permit Fees	\$355	\$355	\$30
5610	Division Fees	\$148	\$148	\$12
5800	Management Fee Exp. 12/27 - 30 day notice	\$11,400	\$11,400	\$950
5900	Professional Legal / Greenberg & Nikoloff	\$1,500	\$1,500	\$125
5910	Professional / Tax	\$425	\$1,500	\$125
6100	Repair/Maintenance - Buildings	\$5,500	\$10,000	\$833
6140	Tree Trimming / Boens Tree Serv.	\$2,500	\$3,000	\$250
6170	Pond Maintenance / Florida Aquatic Maint.	\$1,100	\$1,100	\$92
6200	Pool Maintenance Contract / Anchor Pool Serv.	\$5,425	\$5,425	\$452
6210	Pool Repairs / Misc. - Anchor Pool Serv.	\$500	\$650	\$54
7000	Utilities - Electric / Duke Energy	\$3,600	\$3,724	\$310
7001	Utilities - Water/Sewer / City of Dunedin	\$25,500	\$31,000	\$2,583
7002	Utilities - Trash / City of Dunedin	\$6,000	\$6,000	\$500
7007	Utilities - Cable TV / Spectrum 5%	\$32,697	\$34,350	\$2,863
	TOTAL OPERATING EXPENSES	\$213,380	\$201,665	\$16,805
	RESERVES			
9010	Reserves Painting/Presure Wash	\$0	\$1,300	\$108
9020	Reserves Paving	\$4,881	\$1,500	\$125
9025	Reserves Pool	\$2,581	\$2,500	\$208
9026	Reserves Pool Deck	\$715	\$715	\$60
9030	Reserves Roofing	\$4,789	\$10,000	\$833
9040	Reserves Carports	\$1,047	\$0	\$0
9100	Reserves Deferred	\$2,500	\$15,864	\$1,322
	TOTAL RESERVES	\$16,513	\$31,879	\$2,657
	TOTAL EXPENSES	\$229,893	\$233,544	\$19,462

YOUR NEW 2026 MONTHLY MAINTENANCE FEE WILL BE:

\$526.00

2025 FEES

\$518.00

INCREASE

\$8.00

RESERVE ANALYSIS
37 Units
JANUARY 1, 2026 - DECEMBER 31, 2026

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Budgeted Amount
Painting/Pressure Wash	\$5,000	\$3,700	8	1	\$1,300	\$1,300	\$1,300
Reserves-Paving - Concrete	\$165,745	\$33,967	35	27	\$131,778	\$4,881	\$1,500
Reserves Pool	\$30,000	\$14,836	15	5	\$15,164	\$3,033	\$2,500
Reserves Pool Deck	\$17,000	\$4,838	20	17	\$12,162	\$715	\$715
Reserves Roofing	\$129,000	\$47,581	20	10	\$81,419	\$8,142	\$10,000
Reserves Carports	\$35,000	\$10,574	25	9	\$24,426	\$2,714	\$0
Deferred Maintenance		\$5,854					\$15,864
<u>TOTALS</u>	<u>\$381,745</u>	<u>\$121,349</u>			<u>\$266,250</u>	<u>\$20,785</u>	<u>\$31,879</u>

Lak hamard