

Approved Operating Budget for
Bermuda Walk Property Owners' Association, Inc. (182 homes)
January 1, 2026 - December 31, 2026

EXPENSES FOR THE ASSOCIATION	2025 Jan-Sept Actuals	2026 MONTHLY	2026 ANNUAL
INCOME:			
Assessments	\$161,070.00	\$17,896.67	\$214,760.00
Surplus Carryforward	\$0.00	\$1,626.97	\$19,523.62
<u>TOTAL INCOME</u>	<u>\$161,070.00</u>	<u>\$19,523.64</u>	<u>\$234,283.62</u>
OPERATING EXPENSES:			
Administrative Expenses:			
Annual Corp Filing	\$61.25	\$5.10	\$61.25
Permits	\$350.35	\$29.20	\$350.35
Management Fee	\$11,748.15	\$1,344.51	\$16,134.12
Storage	\$225.00	\$25.00	\$300.00
Office Supplies/Expenses	\$0.00	\$50.00	\$600.00
HOA Supplies	\$875.38	\$83.33	\$1,000.00
Event Expense	\$0.00	\$83.33	\$1,000.00
Postage	\$798.96	\$100.00	\$1,200.00
Printing/Mailout materials	\$612.10	\$100.00	\$1,200.00
Master Association Fees	\$542.96	\$45.83	\$550.00
Administrative Expense	\$461.00	\$33.33	\$400.00
Website	\$0.00	\$15.00	\$180.00
Building Maintenance - Common Area			
Building Maint & Repair	\$1,682.32	\$833.33	\$10,000.00
Pest Control	\$1,043.79	\$104.58	\$1,255.00
Janitorial	\$5,997.21	\$683.33	\$8,200.00
Grounds & Building Maintenance - Common Area			
Locks, keys & signs	\$88.40	\$20.83	\$250.00
Grounds Maintenance			
Landscape Improvements	\$0.00	\$416.67	\$5,000.00
Irrigation	\$1,230.00	\$208.33	\$2,500.00
Contracted Lawn Service	\$57,483.00	\$6,387.00	\$76,644.00
Fertilization every 2 months	\$380.00	\$47.50	\$570.00
Tree Trimming	\$1,710.00	\$333.33	\$4,000.00
Grounds Maintenance	\$1,143.71	\$416.67	\$5,000.00
Mechanical Systems			
Fire extinguisher certification	\$321.23	\$25.00	\$300.00
Pool/Clubhouse			
Club House Supplies	\$0.00	\$25.00	\$300.00
Pool Repairs/Supplies	\$1,410.00	\$187.50	\$2,250.00
Pool Service Contract	\$4,410.00	\$490.00	\$5,880.00
Professional Services			
Accounting	\$2,345.00	\$250.00	\$3,000.00
Legal	\$8,239.75	\$833.33	\$10,000.00
Taxes and Insurance			
Insurance	\$18,472.23	\$2,152.50	\$25,830.00
Federal Income Tax	\$993.29	\$0.00	\$0.00
Utilities			
Telephone-Internet-Cable	\$2,939.22	\$333.33	\$4,000.00
Sanitation/Trash Removal	\$795.51	\$91.00	\$1,092.00
Electric	\$14,114.33	\$1,583.33	\$19,000.00
Water and Sewer	\$1,338.82	\$166.67	\$2,000.00
<u>TOTAL WITHOUT RESERVES</u>	<u>\$141,812.96</u>	<u>\$17,503.89</u>	<u>\$210,046.72</u>
Reserves (For Est. Cost, Useful Life, etc - see Schedule of Reserves on Page 2)			
Clubhouse		\$76.25	\$914.98
Fence		\$31.10	\$373.24
Paint Common Areas		\$405.02	\$4,860.24
Common Area/Facilities		\$347.90	\$4,174.84
Resurfacing-Pavement		\$781.73	\$9,380.76
Resurfacing-Pool		\$194.85	\$2,338.18
Roof		\$41.58	\$499.00
Roof-Clubhouse		\$141.31	\$1,695.66
<u>TOTAL RESERVES</u>	<u>\$12,106.17</u>	<u>\$2,019.74</u>	<u>\$24,236.90</u>
<u>TOTAL WITH RESERVES</u>	<u>\$153,919.13</u>	<u>\$19,523.64</u>	<u>\$234,283.62</u>
<u>TOTAL QUARTERLY PER HOME:</u>	<u>\$295.00</u>		

SEE REVERSE SIDE FOR RESERVE SCHEDULE

BERMUDA WALK
SCHEDULE OF RESERVES FOR CAPITAL EXPENDITURES
AND DEFERRED MAINTENANCE

RESERVE ITEM	ESTIM.LIFE (YRS) WHEN NEW	REPLACEMENT COST	REMAINING LIFE (YRS)	PROJECTED 12/31/2025 BALANCE	AMOUNT FOR FULL FUNDING (ANNUALLY)	AMOUNT FOR FULL FUNDING (MONTHLY)
Clubhouse Furnishings/Fixtures	10	\$6,365.40	3	\$3,620.45	\$914.98	\$76.25
Fence	15	\$9,190.05	9	\$5,830.88	\$373.24	\$31.10
Paint Common Areas	7	\$22,895.47	7	-\$11,126.23	\$4,860.24	\$405.02
Common Area/Facilities	3	\$1,838.01	2	-\$6,511.67	\$4,174.84	\$347.90
Resurfacing-Pavement	20	\$183,800.93	16	\$33,708.76	\$9,380.76	\$781.73
Resurfacing - Pool	12	\$30,633.49	8	\$11,928.04	\$2,338.18	\$194.85
Roof	30	\$24,124.48	1	\$23,625.48	\$499.00	\$41.58
Roof-Clubhouse	30	\$29,540.48	4	\$22,757.84	\$1,695.66	\$141.31

\$24,236.90 \$2,019.74