

HUNTINGTON LAKES, INC.

2026 ANNUAL BUDGET

DRAFT #5

October 29, 2025

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT		2026 BUDGET
	<u>INCOME</u>						
4000	ASSESSMENTS	\$1,531,999	\$3,627,447	\$4,169,599	\$361,048	\$0	\$3,712,673
TBD	EQUITY	\$87,500	\$175,000	N/A	N/A		\$0
4001	HLI CLUBHOUSE REPAYMENT	\$375,350	\$750,699	\$750,699	\$0		\$750,699
4096	RENTERS' FEES	0	\$8,700	\$8,700	\$0		\$8,700
4334	ID CARDS	\$7,705	\$18,000	\$18,000	\$0		\$18,000
4160	BAR CODES	\$690	\$6,000	\$6,000	\$0		\$6,000
4123	NEWSLETTER ADS	\$11,453	\$20,000	\$20,000	\$0		\$20,000
4040	INTEREST	\$3,831	\$3,000	\$3,000	\$0		\$3,000
9000	BUDGETED RESERVE TRANSFER	281,596.00	\$563,192	\$563,192			\$512,317
	ENTERTAINMENT INCOME	\$167,280	\$286,011	\$286,011			\$215,000
	TOTAL INCOME/EXPENSES	\$2,467,403	\$4,309,166	\$3,948,118	\$361,048		\$4,436,755
	<u>ENTERTAINMENT INCOME</u>						
4802	PROF SHOWS	\$159,835	\$248,511	\$248,511	\$0		\$200,000
4803	NY EVE	\$0	\$20,000	\$20,000	\$0		\$0
4805	OLYMPICS	\$7,445	\$15,000	\$15,000	\$0		\$15,000
4806	LECTURE SERIES	\$0	\$2,500	\$2,500	\$0		\$0
	TOTAL ENTERTAINMENT INCOME	\$167,280	\$286,011	\$286,011	\$0		\$215,000

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT	2026 BUDGET
	EXPENSES					
	ADMINISTRATIVE					
5010	OFFICE SUPPLIES	\$6,925	\$8,500	\$8,500	\$0	\$10,000
5035	NEWSLETTER EXPENSE	\$13,956	\$26,500	\$26,500	\$0	\$26,500
5038	WEBSITE	\$2,392	\$7,000	\$7,000	\$0	\$7,000
5040	COMPUTER HARDWARE	\$239	\$5,000	\$5,000	\$0	\$5,000
5100	BAR CODE LABELS/ID CARDS	\$0	\$5,000	\$5,000	\$0	\$5,000
5015	EMPLOYEE GOODWILL	\$1,011	\$1,800	\$1,800	\$0	\$1,800
5120	BANK CHARGES	\$813	\$500	\$500	\$0	\$1,000
5200	ACCOUNTING FEES	\$60	\$11,500	\$11,500	\$0	\$11,500
5300	LEGAL FEES	\$4,078	\$3,500	\$3,500	\$0	\$6,000
5500	MISCELLANEOUS	\$21,956	\$5,000	\$5,000	\$0	\$5,000
5501	RESERVE STUDY	\$0	\$0	\$0	\$0	\$0
7741	MOVIES	\$2,943	\$8,200	\$8,200	\$0	\$7,800
7745	ASCAP/BMI	\$2,136	\$8,000	\$8,000	\$0	\$8,000
	TOTAL ADMINISTRATIVE	\$51,431	\$90,500	\$90,500	\$0	\$94,600
	BANK LOAN					
5125	LINE OF CREDIT - INTEREST	\$59,381	\$111,175	\$111,175	\$0	\$85,839
5126	LINE OF CREDIT - PRINCIPLE	\$0	\$637,830	\$637,830	\$0	\$663,167
	TOTAL BANK LOAN	\$59,381	\$749,005	\$749,005		\$749,006

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT	2026 BUDGET
	<u>PAYROLL</u>					
5800	HLI PAYROLL	\$261,766	\$510,000	\$510,000	\$0	\$515,000
5890	PAYROLL PROCESSING FEES	\$6,665	\$13,500	\$13,500	\$0	\$14,000
	TOTAL PAYROLL	\$268,431	\$523,500	\$523,500	\$0	\$529,000
	<u>UTILITIES</u>					
6000	ELEC	\$44,990	\$81,504	\$81,504	\$0	\$121,000
6001	ELEC (STREET LIGHTS)	\$10,341	\$24,123	\$24,123	\$0	\$23,000
6200	WATER/SEWER	\$16,807	\$32,357	\$32,357	\$0	\$36,000
6600	SANITATION	\$2,654	\$7,386	\$7,386	\$0	\$8,000
6650	SOLID WASTE AUTH	\$5,730	\$11,500	\$11,500	\$0	\$11,500
8563	CLUBHOUSE PHONE/INTERNET	\$15,613	\$35,000	\$35,000	\$0	\$35,000
8661	FUEL-WATER HEATER (PROPANE)	\$18,353	\$7,000	\$7,000	\$0	\$18,000
	TOTAL UTILITIES	\$114,489	\$198,870	\$198,870	\$0	\$252,500
	<u>CONTRACTS-SERVICE/MAINT</u>					
5700	ACCOUNTING	\$4,794	\$9,600	\$9,600	\$0	\$14,000
5050	OFFICE EQUIPMENT	\$7,743	\$14,000	\$14,000	\$0	\$16,500
7300	WATERWAYS	\$10,690	\$10,250	\$0	\$10,250	\$10,250
8411	ROOF MAINT	\$0	\$0	\$0	\$0	\$0

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT	2026 BUDGET
8429	JANITORIAL/MAINTENANCE	\$205,577	\$316,000	\$316,000	\$0	\$432,600
8441	AIR COND CONTRACT	\$0	\$10,000	\$10,000	\$0	\$10,000
8460	MEDICAL/FIRE ALARM	\$9,883	\$18,500	\$18,500	\$0	\$18,500
8465	FIRE SPRINKLERS	\$0	\$2,000	\$2,000	\$0	\$2,000
8467	ELEVATOR MAINT	\$498	\$2,100	\$2,100	\$0	\$2,100
8468	ELEVATOR MONITOR	\$303	\$600	\$600	\$0	\$630
8470	PEST CONTROL	\$7,643	\$2,600	\$2,600	\$0	\$2,600
8500	SECURITY-CLUBHOUSE	\$176,072	\$365,000	\$365,000	\$0	\$410,000
8610	POOLS & SPAS	\$7,050	\$15,300	\$15,300	\$0	\$15,300
8735	EXERCISE EQUIP	\$1,091	\$5,000	\$5,000	\$0	\$5,000
	TOTAL CONTRACTS	\$426,551	\$770,950	\$760,700	\$10,250	\$939,480
	<u>SERV/MAINT-NON CONTRACT</u>					
5052	WATER COOLERS	\$162	\$1,600	\$1,600	\$0	\$1,600
7210	IRRIGATION	\$1,694	\$10,000	\$8,300	\$1,700	\$10,000
7400	PARKING LOT REPAIR	\$103	\$5,000	\$5,000	\$0	\$5,000
8408	AUTOMATIC FRONT DOORS	\$0	\$3,000	\$3,000	\$0	\$3,000
8443	AIR COND REPAIRS	\$3,055	\$8,000	\$8,000	\$0	\$8,000
8450	MECH/GEN REPAIRS	\$5,632	\$3,000	\$3,000	\$0	\$6,000
8459	FIRE EXTINGUISHER MAINT	\$575	\$2,500	\$2,500	\$0	\$2,500
8535	PIANO TUNING	\$1,800	\$5,000	\$5,000	\$0	\$5,000
8650	POOL /SPA REPAIRS/SUPPLIES	\$2,802	\$8,000	\$8,000	\$0	\$8,000
8850	RACQUET/SPORTS MAINT	\$12,985	\$31,000	\$31,000	\$0	\$35,000

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT	2026 BUDGET
8855	HLI CAPITAL PROJECTS*	\$5,300	\$200,000	\$200,000	\$0	\$75,000
8950	THEATER EQUIP/AUDIO	\$0	\$6,000	\$6,000	\$0	\$6,000
	TOTAL NON CONTRACT MAINT	\$34,107	\$283,100	\$281,400	\$1,700	\$165,100
	<u>BLDG REP/REPLACE</u>					
7750	HOLIDAY TREE LIGHTING	\$0	\$17,000	\$17,000	\$0	\$20,000
8400	EXTERIOR	\$0	\$0	\$0	\$0	\$3,000
8405	ELECTRICAL	\$2,700	\$0	\$0	\$0	\$3,000
8406	PLUMBING	\$1,298	\$0	\$0	\$0	\$3,000
8430	FURNITURE	\$0	\$0	\$0	\$0	\$3,000
8451	INTERIOR	\$0	\$0	\$0	\$0	\$3,000
8652	STEAM/SAUNA/SHOWER ROOMS	\$0	\$0	\$0	\$0	\$3,000
	TOTAL REPAIRS	\$3,998	\$17,000	\$17,000	\$0	\$38,000
	<u>SUPPLIES</u>					
5102	SUPPLIES:MEDICAL	\$3,030	\$5,000	\$5,000	\$0	\$5,000
8420	SUPPLIES:MAINTENANCE	\$11,319	\$20,000	\$20,000	\$0	\$22,000
8425	SUPPLIES:JANITORIAL	\$10,670	\$15,000	\$15,000	\$0	\$19,000
8426	SUPPLIES:ELECTRIC/BULBS	\$0	\$500	\$500	\$0	\$500
8720	SUPPLIES:ATHLETIC	\$1,463	\$6,500	\$6,500	\$0	\$6,500

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT	2026 BUDGET
	TOTAL SUPPLIES	\$26,482	\$47,000	\$47,000	\$0	\$53,000
	<u>GATE HOUSES</u>					
8000	EAST GATE:SECURITY	\$86,435	\$180,000	\$0	\$180,000	\$225,000
8001	WEST GATE:SECURITY	\$77,196	\$161,000	\$27,370	\$133,630	\$150,000
8144	EAST GATE MAINT-CONTRACT	\$0	\$2,600	\$0	\$2,600	\$3,800
8145	EAST GATE MAINT/REPAIR	\$95	\$1,000	\$0	\$1,000	\$1,000
8150	WEST GATE MAINT-CONTRACT	\$0	\$2,600	\$442	\$2,158	\$3,800
8151	WEST GATE:MAINT/REP	-\$100	\$1,000	\$170	\$830	\$1,000
8160	EAST GATE:ELECTRICITY	\$1,175	\$2,270	\$0	\$2,270	\$3,300
8162	EAST GATE:WATER/SEWER	\$1,285	\$1,500	\$0	\$1,500	\$1,300
8163	EAST GATE:INTERNET/VIDEO SURVEILL	\$1,019	\$3,640	\$0	\$3,640	\$3,640
8164	EAST GATE TECHNOLOGY	\$8,122	\$7,560	\$0	\$7,560	\$9,400
8171	WEST GATE:ELECTRICITY	\$861	\$2,270	\$386	\$1,884	\$2,200
8172	WEST GATE:WATER/SEWER	\$547	\$2,000	\$340	\$1,660	\$3,000
8173	WEST GATE:INTERNET/VIDEO SURVEILL	\$1,019	\$4,929	\$838	\$4,091	\$4,929
8174	WEST GATE-TECHNOLOGY	\$8,254	\$7,560	\$1,285	\$6,275	\$9,400
	TOTAL GATE HOUSES	\$185,908	\$379,929	\$30,831	\$349,098	\$421,769
	<u>INSURANCE</u>					

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT	2026 BUDGET
5905	INS:HEALTH	\$22,583	\$42,000.00	\$42,000	\$0	\$48,900.00
5910	INS:PROPERTY	\$84,824	\$182,000	\$182,000	\$0	\$161,000
5920	INS:UMBRELLA	\$3,007	\$10,000	\$10,000	\$0	\$26,000
5940	INS:FLOOD	\$1,167	\$2,700	\$2,700	\$0	\$2,700
5950	INS GEN LIABILITY	\$111,182	\$309,000	\$309,000	\$0	\$255,000
5970	INS CRIME	\$536	\$1,500	\$1,500	\$0	\$1,500
5980	INS:DIRECTORS/OFFICERS	\$3,231	\$3,700	\$3,700	\$0	\$8,800
5995	INS:LEGAL DEFENSE GAP	\$525	\$11,000	\$11,000	\$0	\$11,000
5990	INS:WORKERS COMP	\$3,046	\$6,200	\$6,200	\$0	\$7,500
	TOTAL INSURANCE	\$230,102	\$568,100	\$568,100	\$0	\$522,400
	<u>TAXES/FEES</u>					
5142	LICENSE/PERMITS	\$136	\$2,000	\$2,000	\$0	\$2,000
5892	FICA	\$22,687	\$27,340	\$27,340	\$0	\$40,000
5893	SUTA	\$2,597	\$3,740	\$3,740	\$0	\$3,000
5894	FUTA	\$294	\$832	\$832	\$0	\$1,000
	TOTAL TAXES/FEES	\$25,714	\$33,912	\$33,912	\$0	\$46,000
	<u>OUTSIDE CONTRACTORS</u>					

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT		2026 BUDGET
8410	FITNESS PROGRAM	\$91,405	\$186,000	\$186,000	\$0		\$190,000
8420	TENNIS INSTRUCTORS	\$7,440	\$6,500	\$6,500	\$0		\$6,500
	TOTAL OUTSIDE CONTRACTORS	\$98,845	\$192,500	\$192,500	\$0	\$0	\$196,500
	<u>LANDSCAPING</u>						
7001	LANDSCAPING CONTRACT	\$41,900	\$85,000	\$85,000	\$0		\$88,000
7000	ENHANCEMENT	\$15,805	\$50,000	\$50,000	\$0		\$25,000
7130	TREES	\$4,985	\$31,000	\$31,000	\$0		\$35,000
7140	PEST CONTROL/FERTILIZATION	\$16,000	\$40,000	\$40,000	\$0		\$34,400
	TOTAL LANDSCAPE	\$36,790	\$206,000	\$206,000	\$0		\$182,400
	<u>ENTERTAINMENT</u>						
5816	STAGE TECHS	\$4,320	\$6,800	\$6,800	\$0		\$7,000
5817	USHERS	\$11,342	\$17,000	\$17,000	\$0		\$15,000
5121	TICKET PROGRAM	\$6,461	\$10,000	\$10,000	\$0		\$10,000
7740	PROF SHOWS	\$180,142	\$200,000	\$200,000	\$0		\$200,000
7743	OLYMPICS	\$6,310	\$15,000	\$15,000	\$0		\$15,000

ACCT. NO.	ITEM	ACTUAL YTD 6/30/25	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT PER 1995 SETTLEMENT	2026 BUDGET
	TOTAL ENTERTAINMENT	\$186,452	\$248,800	\$248,800	\$0	\$247,000
	TOTAL EXPENSES	\$1,689,298	\$3,560,161	\$3,199,113	\$361,048	\$4,436,755

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
	<u>INCOME</u>			
4000	ASSESSMENTS		\$3,392,700	\$446,973
TBD	EQUITY	100%	\$0	
4001	HLI CLUBHOUSE REPAYMENT	100%	\$750,699	\$0
4096	RENTERS' FEES	100%	\$8,700	\$0
4334	ID CARDS	100%	\$18,000	\$0
4160	BAR CODES	100%	\$6,000	\$0
4123	NEWSLETTER ADS	100%	\$20,000	\$0
4040	INTEREST	100%	\$3,000	\$0
9000	BUDGETED RESERVE TRANSFER	100%	\$512,317	\$0
	ENTERTAINMENT INCOME	100%	\$215,000	\$0
	TOTAL INCOME/EXPENSES		\$3,901,782	\$446,973
	<u>ENTERTAINMENT INCOME</u>			
4802	PROF SHOWS	100%	\$200,000	\$0
4803	NY EVE	100%	\$0	\$0
4805	OLYMPICS	100%	\$15,000	\$0
4806	LECTURE SERIES	100%	\$0	\$0
	TOTAL ENTERTAINMENT INCOME		\$215,000	\$0

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
	EXPENSES			
	<u>ADMINISTRATIVE</u>			
5010	OFFICE SUPPLIES	100%	\$10,000	\$0
5035	NEWSLETTER EXPENSE	100%	\$26,500	\$0
5038	WEBSITE	100%	\$7,000	\$0
5040	COMPUTER HARDWARE	100%	\$5,000	\$0
5100	BAR CODE LABELS/ID CARDS	100%	\$5,000	\$0
5015	EMPLOYEE GOODWILL	100%	\$1,800	\$0
5120	BANK CHARGES	100%	\$1,000	\$0
5200	ACCOUNTING FEES	100%	\$11,500	\$0
5300	LEGAL FEES	100%	\$6,000	\$0
5500	MISCELLANEOUS	100%	\$5,000	\$0
5501	RESERVE STUDY	100%	\$0	\$0
7741	MOVIES	100%	\$7,800	\$0
7745	ASCAP/BMI	100%	\$8,000	\$0
	TOTAL ADMINISTRATIVE		\$94,600	\$0
	<u>BANK LOAN</u>			
5125	LINE OF CREDIT - INTEREST	100%	\$85,839	\$0
5126	LINE OF CREDIT - PRINCIPLE	100%	\$663,167	\$0
	TOTAL BANK LOAN		\$749,006	\$0

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
	<u>PAYROLL</u>			
5800	HLI PAYROLL	100%	\$515,000	\$0
5890	PAYROLL PROCESSING FEES	100%	\$14,000	\$0
	TOTAL PAYROLL		\$529,000	\$0
	<u>UTILITIES</u>			
6000	ELEC	100%	\$121,000	\$0
6001	ELEC (STREET LIGHTS)	100%	\$23,000	\$0
6200	WATER/SEWER	100%	\$36,000	\$0
6600	SANITATION	100%	\$8,000	\$0
6650	SOLID WASTE AUTH	100%	\$11,500	\$0
8563	CLUBHOUSE PHONE/INTERNET	100%	\$35,000	\$0
8661	FUEL-WATER HEATER (PROPANE)	100%	\$18,000	\$0
	TOTAL UTILITIES		\$252,500	\$0
	<u>CONTRACTS-SERVICE/MAINT</u>			
5700	ACCOUNTING	100%	\$14,000	\$0
5050	OFFICE EQUIPMENT	100%	\$16,500	\$0
7300	WATERWAYS	0%	\$0	\$10,250
8411	ROOF MAINT	100%	\$0	\$0

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
8429	JANITORIAL/MAINTENANCE	100%	\$432,600	\$0
8441	AIR COND CONTRACT	100%	\$10,000	\$0
8460	MEDICAL/FIRE ALARM	100%	\$18,500	\$0
8465	FIRE SPRINKLERS	100%	\$2,000	\$0
8467	ELEVATOR MAINT	100%	\$2,100	\$0
8468	ELEVATOR MONITOR	100%	\$630	\$0
8470	PEST CONTROL	100%	\$2,600	\$0
8500	SECURITY-CLUBHOUSE	100%	\$410,000	\$0
8610	POOLS & SPAS	100%	\$15,300	\$0
8735	EXERCISE EQUIP	100%	\$5,000	\$0
	TOTAL CONTRACTS		\$929,230	\$10,250
	<u>SERV/MAINT-NON CONTRACT</u>			
5052	WATER COOLERS	100%	\$1,600	\$0
7210	IRRIGATION	83%	\$8,300	\$1,700
7400	PARKING LOT REPAIR	100%	\$5,000	\$0
8408	AUTOMATIC FRONT DOORS	100%	\$3,000	\$0
8443	AIR COND REPAIRS	100%	\$8,000	\$0
8450	MECH/GEN REPAIRS	100%	\$6,000	\$0
8459	FIRE EXTINGUISHER MAINT	100%	\$2,500	\$0
8535	PIANO TUNING	100%	\$5,000	\$0
8650	POOL /SPA REPAIRS/SUPPLIES	100%	\$8,000	\$0
8850	RACQUET/SPORTS MAINT	100%	\$35,000	\$0

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
8855	HLI CAPITAL PROJECTS*	100%	\$75,000	\$0
8950	THEATER EQUIP/AUDIO	100%	\$6,000	\$0
	TOTAL NON CONTRACT MAINT		\$163,400	\$1,700
	<u>BLDG REP/REPLACE</u>			
7750	HOLIDAY TREE LIGHTING	100%	\$20,000	\$0
8400	EXTERIOR	100%	\$3,000	\$0
8405	ELECTRICAL	100%	\$3,000	\$0
8406	PLUMBING	100%	\$3,000	\$0
8430	FURNITURE	100%	\$3,000	\$0
8451	INTERIOR	100%	\$3,000	\$0
8652	STEAM/SAUNA/SHOWER ROOMS	100%	\$3,000	\$0
	TOTAL REPAIRS		\$38,000	\$0
	<u>SUPPLIES</u>			
5102	SUPPLIES:MEDICAL	100%	\$5,000	\$0
8420	SUPPLIES:MAINTENANCE	100%	\$22,000	\$0
8425	SUPPLIES:JANITORIAL	100%	\$19,000	\$0
8426	SUPPLIES:ELECTRIC/BULBS	100%	\$500	\$0
8720	SUPPLIES:ATHLETIC	100%	\$6,500	\$0

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
	TOTAL SUPPLIES		\$53,000	\$0
	<u>GATE HOUSES</u>			
8000	EAST GATE:SECURITY	0%	\$0	\$225,000
8001	WEST GATE:SECURITY	17%	\$25,500	\$124,500
8144	EAST GATE MAINT-CONTRACT	0%	\$0	\$3,800
8145	EAST GATE MAINT/REPAIR	0%	\$0	\$1,000
8150	WEST GATE MAINT-CONTRACT	17%	\$646	\$3,154
8151	WEST GATE:MAINT/REP	17%	\$170	\$830
8160	EAST GATE:ELECTRICITY	0%	\$0	\$3,300
8162	EAST GATE:WATER/SEWER	0%	\$0	\$1,300
8163	EAST GATE:INTERNET/VIDEO SURVEILL	0%	\$0	\$3,640
8164	EAST GATE TECHNOLOGY	0%	\$0	\$9,400
8171	WEST GATE:ELECTRICITY	17%	\$374	\$1,826
8172	WEST GATE:WATER/SEWER	17%	\$510	\$2,490
8173	WEST GATE:INTERNET/VIDEO SURVEILL	17%	\$838	\$4,091
8174	WEST GATE-TECHNOLOGY	17%	\$1,598	\$7,802
	TOTAL GATE HOUSES		\$29,636	\$392,133
	<u>INSURANCE</u>			

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
5905	INS:HEALTH	100%	\$48,900	\$0
5910	INS:PROPERTY	100%	\$161,000	\$0
5920	INS:UMBRELLA	100%	\$26,000	\$0
5940	INS:FLOOD	100%	\$2,700	\$0
5950	INS GEN LIABILITY	100%	\$255,000	\$0
5970	INS CRIME	100%	\$1,500	\$0
5980	INS:DIRECTORS/OFFICERS	100%	\$8,800	\$0
5995	INS:LEGAL DEFENSE GAP	100%	\$11,000	\$0
5990	INS:WORKERS COMP	100%	\$7,500	\$0
	TOTAL INSURANCE		\$522,400	\$0
	<u>TAXES/FEES</u>			
5142	LICENSE/PERMITS	100%	\$2,000	\$0
5892	FICA	100%	\$40,000	\$0
5893	SUTA	100%	\$3,000	\$0
5894	FUTA	100%	\$1,000	\$0
	TOTAL TAXES/FEES		\$46,000	\$0
	<u>OUTSIDE CONTRACTORS</u>			

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
8410	FITNESS PROGRAM	100%	\$190,000	\$0
8420	TENNIS INSTRUCTORS	100%	\$6,500	\$0
	TOTAL OUTSIDE CONTRACTORS		\$196,500	\$0
	<u>LANDSCAPING</u>			
7001	LANDSCAPING CONTRACT	95%	\$83,600	\$4,400
7000	ENHANCEMENT	95%	\$23,750	\$1,250
7130	TREES	40%	\$14,000	\$21,000
7140	PEST CONTROL/FERTILIZATION	40%	\$13,760	\$20,640
			\$0	
	TOTAL LANDSCAPE		\$51,510	\$42,890
	<u>ENTERTAINMENT</u>			
5816	STAGE TECHS	100%	\$7,000	\$0
5817	USHERS	100%	\$15,000	
5121	TICKET PROGRAM	100%	\$10,000	\$0
7740	PROF SHOWS	100%	\$200,000	\$0
7743	OLYMPICS	100%	\$15,000	\$0

ACCT. NO.	ITEM	PERCENT AGE ASSIGNED TO SHARING VILLAGES	2026 SHARING VILLAGES	2026 ADJUSTMENT PER 1995 SETTLEMENT
	TOTAL ENTERTAINMENT		\$247,000	\$0
	TOTAL EXPENSES		\$3,901,782	\$446,973

PAGE #	EXPENSE CATEGORY	2025 BUDGET	2025 SHARING VILLAGES	2025 ADJUSTMENT	2026 BUDGET
	TOTAL ADMIN	\$ 90,500	\$ 90,500		\$ 94,600
	TOTAL BANK LOAN	\$ 749,005	\$ 749,005		\$ 749,006
	TOTAL PAYROLL	\$ 523,500	\$ 523,500		\$ 529,000
	TOTAL UTILITIES	\$ 198,870	\$ 198,870		\$ 252,500
	TOTAL CONTRACTS	\$ 770,950	\$ 760,700	\$ 10,250	\$ 939,480
	TOTAN NON-CONTRACT	\$ 283,100	\$ 281,400	\$ 1,700	\$ 165,100
	TOTAL REPAIRS	\$ 17,000	\$ 17,000		\$ 38,000
	TOTAL SUPPLIES	\$ 47,000	\$ 47,000		\$ 53,000
	TOTAL GATEHOUSES	\$ 379,929	\$ 30,831	\$ 349,098	\$ 421,769
	TOTAL INSURANCE	\$ 568,100	\$ 568,100		\$ 522,400
	TOTAL TAXES/FEES	\$ 33,912	\$ 33,912		\$ 46,000
	TOTAL OUTSIDE CONTRACT	\$ 192,500	\$ 192,500	\$ -	\$ 196,500
	TOTAL LANDSCAPING	\$ 206,000	\$ 206,000	\$ -	\$ 182,400
	TOTAL ENTERTAINMENT	\$ 248,800	\$ 248,800		\$ 247,000
	GRAND TOTAL	\$ 4,309,166	\$ 3,948,118	\$ 361,048	\$ 4,436,755
	INCREASE OVER 2024				2.96%

2026 SHARING VILLAGES	2026 ADJUSTMENT	NET CHANGE
\$ 94,600	\$ -	5%
\$ 749,006		0%
\$ 529,000	\$ -	1%
\$ 252,500	\$ -	27%
\$ 929,230	\$ 10,250	22%
\$ 163,400	\$ 1,700	-42%
\$ 38,000	\$ -	124%
\$ 53,000	\$ -	13%
\$ 29,636	\$ 392,133	11%
\$ 522,400	\$ -	-8%
\$ 46,000	\$ -	36%
\$ 196,500	\$ -	2%
\$ 51,510	\$ 42,890	-11%
\$ 247,000	\$ -	-1%
\$ 3,901,782	\$ 446,973	103%

ACCT NO	ITEM	ESTIM. BAL 12/31/25	ESTIM REPL COST	ACTUAL BAL. 6/30/25	REQD. ADDL FUNDING	ESTIM. LIFE (YRS)
3027	ROOF	\$581,076	\$1,565,762	\$98,576	\$984,686	25
3137	PAINTING	\$80,713	\$168,185	\$66,653	\$87,472	8
3026	PAVING	\$204,342	\$1,119,737	\$186,842	\$915,395	27
3018	POOL/SPA	\$73,399	\$327,731	\$62,589	\$254,332	18
3040	OUTDOOR RECREATION	\$209,280	\$857,319	\$194,714	\$648,039	26
3031	IRRIGATION	\$40,490	\$107,020	\$36,145	\$66,530	18
3205	PERIMETER WALLS/FENCING	\$20,458	\$443,035	\$5,671	\$422,578	30
3093	CLUBHOUSE	\$2,534	\$3,628,661	-\$127,466	\$3,626,127	18
3032	CLUBHOUSE AIR COND	\$117,015	\$586,790	\$42,015	\$469,775	16
3021	CLUBHOUSE ELEVATOR	\$2,328	\$78,200	\$1,164	\$75,872	34
3128	CLUBHOUSE WINDOWS/DOOR	\$9,917	\$407,870	\$4,959	\$397,953	41
3094	GUARDHOUSE & EQUIPMENT	\$11,604	\$275,578	\$1,604	\$263,974	19
3222	GENERAL COMPONENTS	\$19,619	\$136,973	\$9,810	\$117,354	25
3007	DRAINAGE	\$21,000	\$500,000	\$10,500	\$479,000	70
3192	HURRICANE	\$900,000	\$900,000	\$900,000	\$0	15
3030	RESERVE INTEREST	\$0		\$28,481		
	TOTAL RESERVE FUNDING	\$2,293,775	\$11,102,861	\$1,522,256	\$8,809,086	

ESTIM REM. LIFE (YRS)	ANNUAL FUNDING (2026)	2025 FUNDING
10	\$168,924	\$75,000
4	\$20,000	\$28,120
12	\$30,000	\$35,000
9	\$15,000	\$21,620
18	\$20,000	\$29,132
7	\$5,000	\$8,690
15	\$19,000	\$29,574
14	\$125,000	\$150,000
6	\$50,000	\$150,000
32	\$2,328	\$2,328
39	\$9,917	\$9,917
12	\$35,011	\$20,000
10	\$19,619	\$19,619
25	\$21,000	\$21,000
1	\$0	\$0
	512,317	\$600,000

		2026 CALCULATION	2025 CALCULATION	2024 CALCULATION
MAINTENANCE FEE		\$ 3,712,673	\$ 3,627,447	\$ 3,539,528
DIVIDED BY TOTAL UNITS	2,151	1,726	1,686	1,646
MAINTENANCE FEE		3,712,673	3,627,447	3,539,528
LESS:ADJUSTMENT		446,973	406,148	412,617
NET		3,265,700	3,221,299	3,126,911
DIVIDED BY TOTAL UNITS	2,151	1,518	1,498	1,454
ADJUSTMENT		446,973	406,148	412,617
DIVIDED BY HL UNITS	1,792	249	227	230
ORIGINAL ADJUSTMENT		1,726	1,686	1,646
ADJUSTED FEE		1,518	1,498	1,454
NET ADJUSTMENT		208	189	192
BASE HLI MAINTENANCE FEE		1,518	1,498	1,454
PLUS ADJUSTMENT		249	227	230
ADJUSTED HLI MAINTENANCE FEE		1,768	1,724	1,684
ORIGINAL HLI MAINTENANCE FEE		1,726	1,686	1,646
INCREASE TO HLI		42	38	38
PROOF:				
HLI MAINTENANCE FEE		1,768	1,724	1,684
TIMES # HLI UNITS	1,792	3,167,631	3,089,815	3,017,649
SV MAINTENANCE FEE		1,518	1,498	1,454
TIMES # SHARING UNITS	359	545,042	537,632	521,879

TOTAL MAINTENANCE FEE		3,712,673	3,627,447	3,539,528
ORIGINAL MAINTENANCE FEE		3,712,673	3,627,447	3,539,528
VARIANCE		0	0	0
% Increase Over Past Year				
HLI		2.53%	2.39%	1.75%
Sharing Villages		1.35%	3.02%	2.64%
LINE OF CREDIT REPAYMENT*	*THIS WILL SUNSET ON OR BEFORE 7/31/2029			
HLI LOC PAYMENT		348	349	209
TIMES # HLI UNITS	1,792	624,064	625,408	374,528
SV LOC REPAYMENT		348	349	209
TIMES # SHARING UNITS	359	125,022	125,291	75,031
TOTAL LOC REPAYMENT		749,086	750,699	449,559
TOTAL HLI FEE				
HLI		2,116	2,073	1,893
TIMES # HLI UNITS	1,792	3,791,695	3,715,223	3,392,177
% Increase Over Past Year		2.07%	9.52%	
SV		1,866	1,847	1,663
TIMES # SHARING UNITS	359	670,064	662,923	596,910
% Increase Over Past Year		1.05%	11.06%	
TOTAL HLI FEE		4,461,759	4,378,146	3,989,087