

THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

2025 ESTIMATED EXPENSES AND APPROVED BUDGET

AND 2026 APPROVED OPERATING BUDGET

	2025 BUDGET	2025 ESTIMATED	APPROVED 2026
REVENUES			
4000-00 Maintenance Fees	\$296,808	\$296,808	\$296,251.10
4025-00 Reserve Income	\$24,769	\$21,792	\$25,966.51
4050-01 Reserve Interest		\$21,983	\$21,829.14
4051-00 Delinquent Interest		\$713	\$0
4230-00 Application Fees	\$750	\$600	\$0
4235-00 NSF Fee		\$125	\$0
4250-00 Operating Interest	\$120	\$6	\$0
4300-00 Surplus Carry Forward	\$0	\$50	\$0
TOTAL	\$322,447	\$342,077	\$344,047
TOTAL REVENUES	\$322,447	\$342,077	\$344,047
DISBURSEMENTS			
5010-00 Professional Services / Legal and Accountii	\$3,500.00	\$200.00	\$3,500
5020-00 Management Contract	\$11,562.00	\$11,562.00	\$11,909
5040-00 Income Tax	\$1,000.00	\$0.00	\$1,000
5100-00 Administrative Expense	\$3,500.00	\$2,481.74	\$3,500
5101-00 Website/Newsletter	\$1,900.00	\$2,076.83	\$1,900
5120-00 Telephone	\$1,100.00	\$1,052.37	\$1,200
5200-00 Insurance	\$21,872.00	\$20,991.03	\$9,000
5301-00 State Taxes / Fees	\$62.00	\$61.25	\$62
5310-00 Pool License	\$200.00	\$200.35	\$200
6010-00 Maintenance	\$8,100.00	\$7,303.12	\$19,000
6025-00 Clubhouse Cleaning Contract	\$4,302.00	\$4,095.00	\$4,218
6040-00 Exterminator	\$1,000.00	\$529.00	\$1,000
6100-00 Grounds Contract	\$127,000.00	\$119,562.50	\$127,000
6101-00 Grounds Maintenance & Supplies	\$25,500.00	\$34,457.67	\$25,500
6102-00 Irrigation Contract	\$22,800.00	\$22,800.00	\$22,800
6102-01 Irrigation Maintenance	\$34,000.00	\$14,660.22	\$28,500
Street Sign Repair		-\$818.50	
6200-00 Pool Contract	\$5,340	\$7,340	\$10,140
6201-00 Pool Maintenance	\$5,640	\$2,026	\$5,640
7100-00 Water/Sewer	\$3,000.00	\$3,213	\$3,600
7200-00 Electric	\$9,500.00	\$10,395	\$12,000
7300-00 Cable TV Contract	\$580.00	\$137	\$0
7900-00 Special Projects/Contingency	\$6,220	\$0	\$26,412
TOTAL	\$297,678.00	\$264,324.59	\$318,081
Reserve	\$24,769	\$21,792	\$25,967
TOTAL DISBURSEMENTS	\$322,447	\$286,117	\$344,047
NET SURPLUS OR (DEFICIT)	\$0		(\$0)

	2025 MONTHLY	2026 APPROVED MONTHLY
OPERATING	\$206.37	\$209.22
RESERVES	\$14.63	\$15.78
TOTAL	\$221.00	\$225.00

THE PATIO HOMES OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

2026 APPROVED RESERVE BUDGET

FOR PERIOD BEGINNING 1/1/26 AND ENDING 12/31/26(BASED ON 118 UNITS)

	Estimated Life When New	Estimated Replacement Cost	Estimated Remaining Life	Estimated Balance as of 12/31/25	Additional Reserve Required	Annual Reserve Required	Monthly Cost Per Unit
3115-00 PROFESSIONAL SERVICES	10	\$7,000.00	1	\$7,003.53	\$0.00	\$0.00	\$0.00
3120-00 IRRIGATION: PUMP HOUSE, EQUIP.	2	\$4,600.00	2	\$4,455.74	\$144.26	\$72.13	\$0.05
3121-00 IRRIGATION: VALVES	15	\$72,450.00	15	\$64,229.81	\$8,220.19	\$548.01	\$0.39
3122-00 IRRIGATION: PUMPS	15	\$25,300.00	10	\$23,424.24	\$1,875.76	\$187.58	\$0.13
3123-00 IRRIGATION: CLOCKS	10	\$3,450.00	10	\$3,086.37	\$363.63	\$36.36	\$0.03
3124-00 IRRIGATION: J PUMPS	10	\$3,910.00	10	\$3,492.48	\$417.52	\$41.75	\$0.03
3125-00 IRRIGATION PIPES & WIRING	35	\$51,750.00	30	\$38,550.64	\$13,199.36	\$439.98	\$0.31
3150-00 TENNIS COURTS	10	\$40,000.00	5	\$3,569.16	\$36,430.84	\$7,286.17	\$5.15
3155-00 SHUFFLEBOARD COURTS	10	\$10,000.00	10	\$2,200.00	\$7,800.00	\$780.00	\$0.55
3180-00 ASSOC. CATASTROPHIC EVENT	6	\$35,000.00	6	\$35,000.01	\$0.00	\$0.00	\$0.00
3310-00 STREET/PARKING LOT IMPROVEMENTS	20	\$25,000.00	20	\$14,953.63	\$10,046.37	\$502.32	\$0.35
3340-00 KITCHEN, OFFICE, INT. PAINT	5	\$7,850.00	5	\$6,814.89	\$1,035.11	\$207.02	\$0.15
3520-00 CLUBHOUSE ROOF	25	\$48,000.00	21	\$16,352.41	\$31,647.59	\$1,507.03	\$1.06
3530-00 CLUBHOUSE FURN/CARPET	10	\$25,000.00	10	\$3,510.89	\$21,489.11	\$2,148.91	\$1.52
3540-00 CLUBHOUSE A/C & HEATER	10	\$20,000.00	7	\$11,710.20	\$8,289.80	\$1,184.26	\$0.84
3550-00 CLUBHOUSE PAINT-EXTERIOR	7	\$6,500.00	7	\$6,440.68	\$0.00	\$0.00	\$0.00
3605-00 POOL RESURFACE	10	\$12,000.00	10	\$11,999.95	\$0.05	\$0.00	\$0.00
3610-00 POOL DECK	15	\$15,000.00	15	\$4,071.88	\$10,928.12	\$728.54	\$0.51
3615-00 POOL FURNITURE / EQUIP.	6	\$10,700.00	6	\$8,169.90	\$2,530.10	\$421.68	\$0.05
3630-00 POOL HEATER/MIXING TANK/EQUIP	10	\$17,000.00	2	\$5,733.62	\$11,266.38	\$5,633.19	\$3.98
Awnings	1	\$8,000.00	5	\$4,455.74	\$3,544.26	\$708.85	\$0.50
3830-00 OAK TRIMMING	2	\$18,000.00	2	\$18,055.56	\$0.00	\$0.00	\$0.00
3840-00 LANDSCAPE REPLACEMENT	5	\$27,500.00	1	\$27,516.41	\$0.00	\$0.00	\$0.00
Special Projects	1	\$0.00	1	\$7,176.64	\$0.00	\$0.00	\$0.00
3900-00 INSURANCE DEDUCTIBLE	6	\$26,000.00	2	\$18,934.56	\$7,065.44	\$3,532.72	\$0.19
TOTAL		\$520,010.00		\$350,908.94	\$176,293.89	\$25,966.51	\$15.78

EXPLANATION: The above calculations have been made from figures gathered a variety of sources and include assumptions deemed by the Board to be accurate to meet the requirements of the State of Florida. Useful lives and replacement costs figures are always subject to a difference of opinion. However, those chosen herein are believed to be a representative average as necessary to derive reserve allowances which can and should be adjusted each year to reflect changing costs and economic circumstances.