

**Tivoli Woods Village Homeowners Association, Inc.**

2026 APPROVED BUDGET

|                                  | <b>Number of Units</b>   | <b>Assessment B<br/>Frequency</b> | <b>Q B</b>               |
|----------------------------------|--------------------------|-----------------------------------|--------------------------|
|                                  | <u>298</u>               |                                   |                          |
| For the year beginning           | <u>1/1/2026</u>          | and ending                        | <u>12/31/2026</u>        |
| <b>COA # Category</b>            | <b>2026<br/>BUDGET</b>   |                                   | <b>2026<br/>PROPOSED</b> |
| 4000 INCOME                      |                          |                                   |                          |
| 4020 Assessments                 | 238,400.00               |                                   | 256,280.00               |
| 4060 Late Charges                | 0.00                     |                                   | 0.00                     |
| 4080 Closing Fees                | 0.00                     |                                   | 0.00                     |
| 4100 Interest Operating          | 0.00                     |                                   | 0.00                     |
| 4190 Pool Keys Fees              | 0.00                     |                                   | 0.00                     |
| 4292 Covenant Violation Fines    | 0.00                     |                                   | 0.00                     |
| 4340 Interest Reserves           | 0.00                     |                                   | 0.00                     |
| 4350 Interest Allocate to RSVS   | 0.00                     |                                   | 0.00                     |
| 4969 Credit Risk Allowance       | 0.00                     |                                   | (2,000.00)               |
| <b>Total:</b>                    | <b><u>238,400.00</u></b> |                                   | <b><u>254,280.00</u></b> |
| <br><b>EXPENSES</b>              |                          |                                   |                          |
| 6000 Grounds Maintenance:        |                          |                                   |                          |
| 6035 General Maintenance         | 1,000.00                 |                                   | 1,000.00                 |
| 6040 Contracted Lawn Service     | 41,000.00                |                                   | 41,000.00                |
| 6120 Irrigation Repairs          | 1,500.00                 |                                   | 2,000.00                 |
| 6121 Electrical Repairs          | 1,000.00                 |                                   | 1,500.00                 |
| 6140 Water- Irrigation           | 5,000.00                 |                                   | 5,500.00                 |
| 6150 Electric Power- Irrigation  | 700.00                   |                                   | 750.00                   |
| 6152 Electric Power- Fountain    | 3,300.00                 |                                   | 3,800.00                 |
| 6200 Shrubbery                   | 500.00                   |                                   | 500.00                   |
| 6201 Trees/Sod/Plants            | 2,000.00                 |                                   | 2,000.00                 |
| 6220 Landscape Entrance          | 1,000.00                 |                                   | 1,500.00                 |
| 6231 Pressure Cleaning           | 4,900.00                 |                                   | 4,900.00                 |
| 6290 Street Light Electric       | 32,500.00                |                                   | 32,500.00                |
| 6315 Ground- Misc.               | 800.00                   |                                   | 800.00                   |
| 6340 Lake & Waterway Maintenance | 5,300.00                 |                                   | 5,300.00                 |
| 6344 Canal Maintenance           | 5,000.00                 |                                   | 5,000.00                 |
| 6560 Yard of the Month           | 300.00                   |                                   | 300.00                   |
| 6570 Fountain Maintenance        | 900.00                   |                                   | 900.00                   |
| 6883 Backflow Certification      | 600.00                   |                                   | 600.00                   |
| 6906 Pest Control                | 0.00                     |                                   | 700.00                   |
| <b>Total:</b>                    | <b><u>107,300.00</u></b> |                                   | <b><u>110,550.00</u></b> |
| <br>7000 Common Area Expense:    |                          |                                   |                          |
| 7040 Contracted Pool Service     | 6,600.00                 |                                   | 6,600.00                 |
| 7043 Pool Permit                 | 550.00                   |                                   | 615.00                   |
| 7045 Pool Attendant              | 13,000.00                |                                   | 15,000.00                |
| 7080 Pool Equipment Repair       | 2,500.00                 |                                   | 2,500.00                 |
| 7100 Electric Power              | 9,000.00                 |                                   | 9,500.00                 |
| 7123 Trash Removal               | 450.00                   |                                   | 450.00                   |
| 7160 Bathhouse Cleaning          | 7,920.00                 |                                   | 8,000.00                 |
| 7210 Repairs Pool Fence          | 400.00                   |                                   | 500.00                   |
| 7220 Furniture Maintenance       | 250.00                   |                                   | 300.00                   |
| 7252 Cabana Maintenance & Repair | 500.00                   |                                   | 500.00                   |
| 7260 Misc. Materials             | 200.00                   |                                   | 500.00                   |
| 7261 Misc. Equipment Repairs     | 1,000.00                 |                                   | 1,000.00                 |
| 7305 Telephone/Internet          | 4,200.00                 |                                   | 4,200.00                 |
| 7509 Security Equipment          | 750.00                   |                                   | 1,000.00                 |
| <b>Total:</b>                    | <b><u>47,320.00</u></b>  |                                   | <b><u>50,665.00</u></b>  |

|      |                              |                   |                   |
|------|------------------------------|-------------------|-------------------|
| 8000 | Administrative & Management: |                   |                   |
| 8020 | Management Fee               | 18,900.00         | 19,800.00         |
| 8040 | Postage                      | 1,200.00          | 1,400.00          |
| 8047 | CTA Filing                   | 500.00            | 0.00              |
| 8060 | Copies/Printing/Supplies     | 4,211.00          | 6,596.00          |
| 8061 | Website                      | 1,200.00          | 1,200.00          |
| 8069 | Technology Fee               | 0.00              | 300.00            |
| 8080 | CPA Services                 | 850.00            | 850.00            |
| 8100 | Legal Expense                | 2,000.00          | 2,500.00          |
| 8120 | Insurance                    | 13,000.00         | 15,000.00         |
| 8180 | Income Tax                   | 1,300.00          | 1,300.00          |
| 8190 | Miscellaneous                | 100.00            | 100.00            |
| 8200 | Off-Duty Patrol              | 10,000.00         | 11,000.00         |
| 8320 | Holiday Decorations          | 12,000.00         | 12,000.00         |
| 8321 | Social Activities            | 1,200.00          | 1,200.00          |
| 8390 | Annual Corporate Report      | 109.00            | 109.00            |
| 8441 | Monitoring Systems           | 1,710.00          | 1,710.00          |
|      | Total:                       | <u>68,280.00</u>  | <u>75,065.00</u>  |
| 8500 | Recreation:                  |                   |                   |
| 8520 | Tennis Court Maintenance     | 500.00            | 500.00            |
| 8525 | Basketball Court Maintenance | 1,000.00          | 1,000.00          |
| 8553 | Tot Lot                      | 1,000.00          | 1,000.00          |
|      | Total:                       | 2,500.00          | 2,500.00          |
|      | TOTAL OPERATING EXPENSES:    | <u>225,400.00</u> | <u>238,780.00</u> |
| 9000 | Reserves:                    |                   |                   |
| 9110 | Roof                         | 500.00            | 500.00            |
| 9120 | Tennis Court                 | 500.00            | 500.00            |
| 9151 | Rec parking Lot              | 0                 | 0                 |
| 9190 | Pool                         | 500.00            | 500.00            |
| 9260 | Contingency                  | 11,500.00         | 14,000.00         |
|      | Total:                       | <u>13,000.00</u>  | <u>15,500.00</u>  |
| 9980 | TOTAL EXPENSES:              | <u>238,400.00</u> | <u>254,280.00</u> |
| 9990 | NET SURPLUS (Deficit)        | <u>0.00</u>       | <u>0.00</u>       |