

<b>TOWNWEST HOA- 1ST AMENDMENT TO FISCAL BUDGET 2026</b>			
<b>REVENUES:</b>	Budget 2026	<b>Annual</b>	<b>Monthly</b>
FY2025: \$366.00	Assessment (3% Inc.-\$376.98)	\$545,113.08	\$45,426.09
	<b>Total:</b>	<b>\$ 545,113.08</b>	
<b>EXPENSES:</b>			
<b>Taxes</b>			
	Audit & Taxes Prep.	\$5,000.00	\$416.67
	Federal Income Taxes	\$0.00	\$0.00
	Franchise Tax	\$0.00	\$0.00
	Property Taxes	\$1,000.00	\$83.33
	<b>Total:</b>	<b>\$6,000.00</b>	<b>\$500.00</b>
<b>Legal</b>			
	Legal Corporate	\$5,000.00	\$416.67
	Legal Collections	\$55,000.00	\$4,583.33
	Legal Deed Restrictions	\$20,000.00	\$1,666.67
	<b>Total:</b>	<b>\$80,000.00</b>	<b>\$6,666.67</b>
<b>Insurance</b>			
	Directors & Officers Insurance	\$8,000.00	\$666.67
	Property Insurance	\$25,000.00	\$2,083.33
	Workers Compensation	\$1,000.00	\$83.33
	Umbrella Coverage	\$2,500.00	\$208.33
	<b>Total:</b>	<b>\$36,500.00</b>	<b>\$3,041.67</b>
<b>Administrative</b>			
	Management Service Contract	\$55,120.00	\$4,593.33
	Bank Charges	\$100.00	\$8.33
	Copies & Printing	\$5,000.00	\$416.67
	Postage	\$7,000.00	\$583.33
	Meeting Expenses	\$250.00	\$20.83
	Storage Fee	\$0.00	\$0.00
	Misc. Office Expenses	\$2,500.00	\$208.33
	Bad Debt/Write Offs	\$4,500.00	\$375.00
	Community Events	\$4,000.00	\$333.33
	Yard of the Month	\$1,000.00	\$83.33
	CAI	\$500.00	\$41.67
	Newsletter/Mailouts	\$250.00	\$20.83
	Website	\$1,500.00	\$125.00
	TownSQ	\$1,500.00	\$125.00
	<b>Total:</b>	<b>\$83,220.00</b>	<b>\$6,935.00</b>

<b>Utilities</b>			
	Water & Sewage	\$20,000.00	\$1,666.67
	Electricity	\$80,000.00	\$6,666.67
	Telephone	\$5,000.00	\$416.67
	Internet/Wifi	\$103.70	\$8.64
	<b>Total:</b>	<b>\$105,103.70</b>	<b>\$8,758.64</b>
<b>Landscaping</b>			
	Landscaping Service Contract	\$55,000.00	\$4,583.33
	Landscaping Improvements	\$5,000.00	\$416.67
	Irrigation Repairs	\$5,000.00	\$416.67
	Tree Trimming/Removal	\$5,000.00	\$416.67
	Deed Restriction Mowing	\$10,000.00	\$833.33
	Exterior Maintenance	\$5,000.00	\$416.67
	<b>Total:</b>	<b>\$85,000.00</b>	<b>\$7,083.33</b>
<b>Pool Operations</b>			
	Pool Management Service	\$35,000.00	\$2,916.67
	Pool Chemicals	\$4,000.00	\$333.33
	Pool Repairs	\$15,000.00	\$1,250.00
	Pool Equipment	\$1,000.00	\$83.33
	Pool Telephone	\$600.00	\$50.00
	Pool Access Controls	\$500.00	\$41.67
	Lifeguard Company	\$28,489.38	\$2,374.12
	Pool Monitor(s)	\$9,500.00	\$791.67
	Pool Concessions	\$1,500.00	\$125.00
	Lighting & Electrical Repairs	\$1,500.00	\$125.00
	Pool Gate and Fence Repairs	\$250.00	\$20.83
	Pool Improvements	\$250.00	\$20.83
	Pool Permits	\$1,000.00	\$83.33
	<b>Total:</b>	<b>\$98,589.38</b>	<b>\$8,215.78</b>
<b>Clubhouse</b>			
	Clubhouse Cleaning	\$2,000.00	\$166.67
	Clubhouse Supplies	\$250.00	\$20.83
	Plumbing Repairs	\$1,500.00	\$125.00
	Clubhouse Repairs	\$1,000.00	\$83.33
	HVAC Maintenance	\$200.00	\$16.67
	Fire Inspections & Permitting	\$300.00	\$25.00
	Alarm Monitoring	\$2,000.00	\$166.67
	<b>Total:</b>	<b>\$7,250.00</b>	<b>\$604.17</b>
<b>Sport Courts</b>			
	Sport Courts Repairs:	\$900.00	\$75.00
	Sport Courts Improvements:	\$400.00	\$33.33
	<b>Total:</b>	<b>\$1,300.00</b>	<b>\$108.33</b>

<b>Gulfstream Park</b>			
	Park Repairs	\$200.00	\$16.67
	Playground Maintenance	\$200.00	\$16.67
	Park Improvements	\$200.00	\$16.67
	<b>Total:</b>	<b>\$600.00</b>	<b>\$50.00</b>
<b>Common Areas</b>			
	Common Area Repairs	\$1,000.00	\$83.33
	Pest Control	\$1,550.00	\$129.17
	Flags	\$250.00	\$20.83
	Signage	\$450.00	\$37.50
	Storm Clean Up	\$500.00	\$41.67
	Common Area Improvements	\$500.00	\$41.67
	Surveillance & Security	\$12,000.00	\$1,000.00
	Holiday/Event Decorations	\$300.00	\$25.00
	<b>Total:</b>	<b>\$16,550.00</b>	<b>\$1,379.17</b>
<b>Reserve Contributions</b>			
	Reserve Clubhouse	\$5,000.00	\$416.67
	Reserve Common Area	\$5,000.00	\$416.67
	Reserve Sport Courts	\$5,000.00	\$416.67
	Reserve Park	\$5,000.00	\$416.67
	Reserve Pool	\$5,000.00	\$416.67
	<b>Total:</b>	<b>\$25,000.00</b>	<b>\$2,083.33</b>
<b>Annual Total Expense:</b>		<b>\$545,113.08</b>	<b>\$45,426.09</b>
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