

GLEN EDEN HOMEOWNERS ASSOCIATION

2026 APPROVED BUDGET
DATE: 11/12/2025

1/1/26 - 12/31/26

<u>EXPENSES</u>			
GENERAL ADMINISTRATIVE			
7115	Licenses & Permits	900.00	
7120	Annual Corp Fee	62.00	
7130	Insurance - Package	26,000.00	
7132	Insurance - Flood	4,269.00	
7133	Insurance - Umbrella	2,100.00	
7134	Insurance - Boiler & Machinery	600.00	
7135	Insurance - Glass	800.00	
7145	Office Supplies & Postage	2,800.00	
7150	CPA	4,500.00	
7155	Web Hosting	2,000.00	
7160	Tax Prep	5,400.00	
7165	Legal	3,500.00	
7210	Management Services	17,820.00	
7230	Social Committee	3,200.00	
7235	Reserve Study	3,500.00	
	SUBTOTAL	\$ 77,451.00	
UTILITIES			
8010	Electricity	29,610.00	
8020	Telephone/Internet	4,368.00	
8030	Trash/Recycle	380.00	
8040	Water & Sewer	5,076.00	
8070	Cable	102,923.00	
	SUBTOTAL	\$ 142,357.00	
MAINTENANCE & REPAIR			
8310	Resident Grounds Contract	160,000.00	
8315	Common Area Grounds Contract	-	
8320	Common Area Mtce	-	
8325	Irrigation System Contract	4,700.00	
8327	Irrigation System Mtce	3,200.00	
8330	Plantings - Vendor Credit	4,800.00	
8332	Plantings	8,500.00	
8335	Mulch & Pine Straw	26,700.00	
8340	Tree Trimming - Palms	7,200.00	
8345	Tree Trimming - Hardwoods	3,750.00	
	218,850.00		
MAINTENANCE & REPAIR - cont'd			
8390	Lake Mtce Contract	4,500.00	
8392	Lake Improvement	1,800.00	
8395	Lake Fountain Repairs	1,750.00	
8400	Wetlands Mtce	2,000.00	
8410	Building Mtce Contract	5,280.00	
8415	Building Mtce	3,500.00	
8425	Guardhouse Repairs	500.00	
8430	Cleaning Extras	500.00	
8450	Building Pest Control	600.00	
8460	Pool/Spa Mtce Contract	9,500.00	
8465	Pool/Spa Mtce & Supplies	3,200.00	
8520	Ext. Cleaning/Power Washing	7,500.00	
8627	Exercise Equipment Contract	650.00	
8629	Exercise Equipment Repairs	200.00	
8630	Security Gate & Database Mgmt	2,000.00	
8635	Security Gate Repairs	1,850.00	
8655	Holiday Decorations	4,000.00	
8910	Contingency	670.00	
	SUBTOTAL	268,850.00	
RESERVE FUND CONTRIBUTION			
9510	Reserve Fund - Pooled	31,040.00	
9512	Reserve Fund - Straight Line	15,885.14	
	SUBTOTAL	\$ 46,925.14	
	TOTAL EXPENSES	\$ 535,583.14	
INCOME			
6110	Maintenance Fees	483,858.00	
6510	Reserve Fees	46,925.14	
6750	Green Acres Credit	4,800.00	
	TOTAL INCOME	\$ 535,583.14	
NUMBER OF UNITS			97
QTRLY MTCE FEE PER UNIT		\$	1,368.00

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2026 APPROVED RESERVE PLAN

1/1/26 - 12/31/26

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DESCRIPTION	Est LIFE	Est REMAIN LIFE	Est REPLACE COST	12/31/2024 FUND BALANCE	2025 CONTRIB	2025 ADD'L CONTRIB	2025 EXPEND	12/31/2025 EST BALANCE	2026 FULL FUND CONTRIB
Paint - Exterior	6	1	8,000.00	6,409.93	933.00			7,342.93	657.00
Paint - Interior	4	0	3,000.00	3,022.04	264.00			3,286.04	-
Pool/Spa Heaters	8	1	8,240.00	4,109.16	1,826.04		3,114.85	2,820.35	5,420.00
Pool Furniture	10	3	9,500.00	4,055.81	444.96			4,500.77	1,666.00
Pool Fence	16	0	9,000.00	9,260.52	3,129.96			12,390.48	-
Clubhouse A/C	10	1	10,000.00	8,195.70	941.04			9,136.74	863.00
Storm Damage	3	1	10,000.00	7,725.77	1,194.96			8,920.73	1,079.00
Tree/Shrub/Disease	3	0	10,500.00	6,234.90	1,599.96		2,500.00	5,334.86	2,665.14
Irrigation System	25	8	9,800.00	3,036.25	759.00			3,795.25	751.00
Irrigation Pump (3)	15	2	6,500.00	4,194.68	790.00		2,621.00	2,363.68	2,068.00
Guard Rail	25	17	15,000.00	8,037.44	389.16			8,426.60	387.00
Preserve Plantings	15	13	5,000.00	360.73	357.00			717.73	329.00
Capital Contribution				60,226.80	12,000.00	-	23,939.40	48,287.40	-
Unallocated interest				18,587.73	7,000.00			25,587.73	
TOTAL			\$ 104,540.00	\$ 143,457.46	\$ 31,629.08	\$ -	\$ 32,175.25	\$ 142,911.29	\$ 15,885.14

Reserve replacement costs and estimated remaining useful lives are projections based on estimates and current industry standards. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow or delay repairs and replacements until funds are available.

GLEN EDEN HOMEOWNERS ASSOCIATION

2026 APPROVED CASH FLOW METHOD RESERVE PLAN

DATE: 10/20/2025

1/1/26 - 12/31/26

DRAFT #3

PAGE 1

DESCRIPTION	EST LIFE	EST REM LIFE	COST TO REPLACE	2025	2026	2027	2028	2029	2030	2031
Club House Furnishings	10	2	32,000.00			32,000.00				
Exercise Equipment	7	1	12,000.00		12,000.00					
Lake Fountain (6)	8	0	30,000.00				10,000.00		20,000.00	
Mailbox, Sign & Post Replacement	16	8	32,500.00							
Pavement Resurfacing	30	12	150,000.00							
Pool/Spa	15	0	22,000.00	22,000.00						
Roof - Clubhouse & Gatehouse	25	1	83,000.00		83,000.00					
Sidewalk Replacement	30	16	10,000.00							
Security Gate	15	10	15,000.00	2,229.20						
			386,500.00							
BEGIN CASH				245,111.53	251,922.33	187,962.33	187,002.33	208,042.33	239,082.33	250,122.33
ANNUAL CONTRIBUTION				31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00
ADD'L CONTRIBUTION										
EXPENDITURE				(24,229.20)	(95,000.00)	(32,000.00)	(10,000.00)	-	(20,000.00)	-
ENDING BALANCE				\$ 251,922.33	\$ 187,962.33	\$ 187,002.33	\$ 208,042.33	\$ 239,082.33	\$ 250,122.33	\$ 281,162.33

Reserve replacement costs and estimated remaining useful lives are projections based on estimates and current industry standards. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular

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2026 APPROVED CASH FLOW METHOD RESERVE PLAN

DATE: 10/20/2025

1/1/26 - 12/31/26

DRAFT #3

PAGE 2

2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
					32,000.00						
	12,000.00							12,000.00			
				10,000.00		20,000.00					
	32,500.00										
					150,000.00						
								22,000.00			
									10,000.00		
			15,000.00								
281,162.33	312,202.33	298,742.33	329,782.33	345,822.33	366,862.33	215,902.33	226,942.33	257,982.33	255,022.33	276,062.33	307,102.33
31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00
-	(44,500.00)	-	(15,000.00)	(10,000.00)	(182,000.00)	(20,000.00)	-	(34,000.00)	(10,000.00)	-	-
\$ 312,202.33	\$ 298,742.33	\$ 329,782.33	\$ 345,822.33	\$ 366,862.33	\$ 215,902.33	\$ 226,942.33	\$ 257,982.33	\$ 255,022.33	\$ 276,062.33	\$ 307,102.33	\$ 338,142.33

GLEN EDEN HOMEOWNERS ASSOCIATION

2026 APPROVED CASH FLOW METHOD RESERVE PLAN

DATE: 10/20/2025

1/1/26 - 12/31/26

DRAFT #3

PAGE 3

2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
			32,000.00								
			12,000.00							12,000.00	
10,000.00		20,000.00						10,000.00		20,000.00	
					32,500.00						
											22,000.00
							83,000.00				
						15,000.00					
338,142.33	359,182.33	390,222.33	401,262.33	388,302.33	419,342.33	417,882.33	433,922.33	381,962.33	403,002.33	434,042.33	433,082.33
31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00	31,040.00
(10,000.00)	-	(20,000.00)	(44,000.00)	-	(32,500.00)	(15,000.00)	(83,000.00)	(10,000.00)	-	(32,000.00)	(22,000.00)
\$ 359,182.33	\$ 390,222.33	\$ 401,262.33	\$ 388,302.33	\$ 419,342.33	\$ 417,882.33	\$ 433,922.33	\$ 381,962.33	\$ 403,002.33	\$ 434,042.33	\$ 433,082.33	\$ 442,122.33