DATE PREPARED: OCTOBER 20, 2025

BONITA FAIRWAYS COMMUNITY ASSOCIATION MASTER PROPOSED BUDGET FOR THE PERIOD JANUARY 1, 2026 THRU DECEMBER 31, 2026

# of Units: 736

Description	2025 YTD BALANCE	6 MONTH ESTIMATE	12/31/2025 PROJECTED BALANCE	APPROVED 2025 BUDGET	VARIANCE PROJECTION VS. BUDGET	2026 PROPOSED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	$ 307,832	$ 307,832	$ 615,664	$ 586,000	$ 29,664	$ 709,600	736 doors @ $1,100
6020 Reserve Assessment Income	$ 51,465	$ 51,465	$ 102,930	$ 100,000	$ 2,930	$ 100,000	
6035 Capital Contributions	$ 47,500	$ -	$ 47,500	$ -	$ 47,500	$ 100,000	
6040 Late Charges	$ 1,453	$ -	$ 1,453	$ -	$ 1,453	$ -	
6090 Clubhouse Income	$ 800	$ -	$ 800	$ -	$ 800	$ -	
6096 Reserve Dbl Lot	$ 292	$ -	$ 292	$ -	$ 292	$ -	
6097 Maint Dbl Lot	$ 1,708	$ -	$ 1,708	$ -	$ 1,708	$ -	
6210 ICC Fee	$ 13,300		$ 13,300	$ -	$ 13,300	$ -	Not forcasted
6250 Golf Course Income	$ 290,000	$ -	$ 290,000	$ 487,000	$ (197,000)	$ 264,000	
6290 Miscellaneous Income	$ 550	$ -	$ 550	$ 113,000	$ (112,450)	$ -	
Total Operating & Reserve Income	**$ 714,901**	**$ 359,297**	**$ 1,074,198**	**$ 1,286,000**	**$ (211,802)**	**$ 1,173,600**	
TOTAL INCOME	**$ 714,901**	**$ 359,297**	**$ 1,074,198**	**$ 1,286,000**	**$ (211,802)**	**$ 1,173,600**	

OPERATING EXPENSE

ADMINISTRATIVE							
7010 Legal	$ 990	$ -	$ 990	$ 5,000	$ (4,010)	$ 5,000	
7020 Filing Fees - State of Florida	$ 61	$ -	$ 61	$ 61	$ 0	$ 61	
7030 Accounting Fees	$ 5,390	$ -	$ 5,390	$ 250	$ 5,140	$ 250	2025 taxes
7050 Management Fees	$ 5,000	$ 5,000	$ 10,000	$ 10,000	$ 0	$ 10,000	
7060 Professional Fees	$ 1,250		$ 1,250	$ 290	$ 960	$ 290	Property Appraisal
7070 Miscellaneous Bank Charges	$ 1,186		$ 1,186	$ -	$ 1,186	$ 2,000	
7086 Depreciation Golf Course	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ -	This is not an actual expense
7140 Office Expense	$ 3,300	$ 3,300	$ 6,600	$ 6,600	$ -	$ 8,400	
7160 Office Equipment Rental	$ -		$ -	$ 50,000	$ (50,000)	$ -	Statewide moved to Gulf Breeze Mgmt
7170 Misc Administrative Expense	$ 2,055	$ 2,055	$ 4,109	$ 6,500	$ (2,391)	$ 6,500	
7180 Salary & Benefits	$ 44,688	$ 44,688	$ 89,375	$ 90,000	$ (625)	$ 155,000	Gulf Breeze Management team
7184 Security Sheriff	$ 31,518	$ -	$ 31,518	$ 16,000	$ 15,518	$ 18,000	Assumption Andy to get actual plan
7195 Bad Debt Expense	$ 3,646	$ -	$ 3,646	$ -	$ 3,646		
7200 Golf Course Loan Interest	$ 24,828	$ 24,828	$ 49,657	$ 120,000	$ (70,343)	$ 120,000	$935,000

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7210 Website Expense	$ 1,350	$ 900	$ 2,250	$ 1,400	$ 850	$ 1,800	
Total Administrative Expense	**$ 125,262**	**$ 95,771**	**$ 221,033**	**$ 321,101**	**$ (100,068)**	**$ 327,301**	
INSURANCE							
7510 Insurance - General Liability	$ 48,059	$ 48,059	$ 96,118	$ 180,602	$ (84,484)	$ 104,000	Will decline slughtly after review
Total Insurance Expense	**$ 48,059**	**$ 48,059**	**$ 96,118**	**$ 180,602**	**$ (84,484)**	**$ 104,000**	
UTILITIES							
7630 Sewer & Water	$ 4,690	$ 4,690	$ 9,380	$ 10,000	$ (620)	$ 10,000	
7640 Electricity	$ 28,074	$ 28,074	$ 56,148	$ 60,000	$ (3,852)	$ 60,000	
7650 Telephone	$ 4,280	$ 4,280	$ 8,560	$ 10,000	$ (1,440)	$ 10,000	
7660 Trash Removal	$ 1,147	$ 1,147	$ 2,294	$ 4,000	$ (1,706)	$ 4,000	
7670 Cable TV	$ 4,205	$ 3,004	$ 7,209	$ 5,500	$ 1,709	$ 7,500	
Total Utilities Expense	**$ 42,396**	**$ 41,195**	**$ 83,591**	**$ 89,500**	**$ (5,909)**	**$ 91,500**	
AMENITIES							
7810 Amenities Center Repair	$ 25,352	$ 10,000	$ 35,352	$ 10,000	$ 25,352	$ 2,000	last year pool expantion not repeated
7820 Amenities Center Supplies	$ -	$ -	$ -	$ 8,000	$ (8,000)	$ 2,000	
8010 Pool/Spa Maintenance Contract	$ 7,500	$ 7,500	$ 15,000	$ 18,000	$ (3,000)	$ 15,000	Per andy no change
8020 Pool/Spa Repairs	$ 5,457	$ 2,000	$ 7,457	$ 5,000	$ 2,457	$ 5,000	
8030 Pool/Spa Permits	$ 1,310	$ -	$ 1,310	$ 400	$ 910	$ 475	Andy to check
8052 Fitness Equipment Repair	$ 186	$ -	$ 186	$ -	$ 186	$ 200	
8060 Fitness Maintenance Commons	$ 266	$ -	$ 266	$ -	$ 266	$ 300	
8066 Tennis Court Repair	$ 429	$ -	$ 429	$ 550	$ (121)	$ 550	
8090 Tennis Court Repair	$ 1,250	$ -	$ 1,250	$ -	$ 1,250	$ 1,500	Mis applied, was Grady Minor plan
8093 Holiday Lighting & Decorations	$ 5,000	$ 5,000	$ 10,000	$ 10,000	$ -	$ 10,600	
8095 Holiday Lighting & Decorations	$ 540	$ -	$ 540	$ -	$ 540	$ 600	
Total Amenities Center Expense	**$ 47,291**	**$ 24,500**	**$ 71,791**	**$ 51,950**	**$ 19,841**	**$ 38,225**	
MAINTENANCE							
8110 Building Repair	$ 20,543	$ 20,000	$ 40,543	$ 100,000	$ (59,457)	$ 100,000	
8132 Concrete/Pavement Repair	$ 1,468	$ -	$ 1,468	$ -	$ 1,468	$ 1,500	
8140 Pressure Washing	$ -	$ -	$ -	$ 3,000	$ (3,000)	$ 3,000	
8150 Elevator Repair	$ 1,507	$ 17,000	$ 18,507	$ 1,500	$ 17,007	$ 10,000	To complete upgrade
8156 Elevator Repair	$ 221	$ 158	$ 379	$ -	$ 379	$ 400	
8160 Elevator Inspection & Permit	$ -	$ -	$ -	$ 245	$ (245)	$ 300	

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8180 Fire Equipment	$ 2,736	$ 2,000	$ 4,736	$ 10,000	$ (5,264)	$ 5,000	
8185 Fire Equipment	$ 832	$ -	$ 832	$ -	$ 832	$ 1,000	
8190 Gates Expense	$ 1,366	$ 1,500	$ 2,866	$ 10,000	$ (7,134)	$ 3,000	
8192 Gate Data Maintenance	$ 15,500	$ 15,500	$ 31,000	$ 9,000	$ 22,000	$ 3,000	One time upgrade not repeated
8200 Fountain Maintenance	$ -		$ -	$ 1,000	$ (1,000)	$ 1,000	
8291 HVAC Maintenance	$ 109		$ 109	$ -	$ 109	$ 1,000	
8292 Surface Water Management	$ -	$ 1,179	$ 1,179	$ 3,000	$ (1,821)	$ 3,000	
8230 Janitorial Services	$ 22,148	$ 22,148	$ 44,296	$ 50,000	$ (5,704)	$ 50,000	No increase
8290 Misc Maintenance Expense	$ 14,836	$ 10,000	$ 24,836	$ 502	$ 24,334	$ 15,000	
8294 Geothermal System	$ -	$ -	$ -	$ -	$ -	$ 50,000	
Total Maintenance Expense	**$ 81,268**	**$ 89,484**	**$ 170,752**	**$ 188,247**	**$ (17,495)**	**$ 247,200**	
LANDSCAPING							
8310 Landscape Maintenance Contract	$ 27,024	$ 27,024	$ 54,048	$ 70,000	$ (15,952)	$ 60,000	
8320 Plants/Shrubs/Sod	$ 14,200	$ 15,000	$ 29,200	$ 35,000	$ (5,800)	$ 30,000	was $30K , add $62,500 Ex, * $30K replant Ex
8330 Mulch	$ -	$ 8,000	$ 8,000	$ 8,000	$ -	$ 8,000	
8350 Irrigation Repairs	$ 3,013	$ 3,000	$ 6,013	$ 6,000	$ 13	$ 6,000	
8410 Tree Trimming	$ -	$ 15,000	$ 15,000	$ 15,000	$ -	$ 15,000	
8420 Exotic Removal	$ -	$ -	$ -	$ -	$ -	$ 62,500	
8430 Exotic Plant Replacement	$ -	$ -	$ -	$ -	$ -	$ 30,000	
Total Landscaping Expense	**$ 44,237**	**$ 68,024**	**$ 112,261**	**$ 134,000**	**$ (21,739)**	**$ 211,500**	
PEST CONTROL							
8520 Building Pest Control	$ 5,915	$ 5,915	$ 11,830	$ 20,000	$ (8,170)	$ 12,000	
8550 Exterior Pest Control	$ 17,900	$ 17,900	$ 35,800	$ 1,000	$ 34,800	$ 30,000	Iguanas
Total Pest Control Expense	**$ 23,815**	**$ 23,815**	**$ 47,630**	**$ 21,000**	**$ 26,630**	**$ 42,000**	
ASSOC SPECIFIC							
8900 Prior Year (Surplus)/Deficit	$ 75	$ -	$ 75	$ -	$ 75	$ -	
Total Assoc. Specific Expense	**$ 75**	**$ -**	**$ 75**	**$ -**	**$ 75**	**$ -**	
OTHER							
8890 Miscellaneous/Contingency	$ 44,757	$ 50,000	$ 94,757	$ 199,600	$ (104,843)	$ 11,874	Contingency
Total Other Expense	**$ 44,757**	**$ 50,000**	**$ 94,757**	**$ 199,600**	**$ (104,843)**	**$ 11,874**	

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TOTAL OPERATING EXPENSE	**$ 457,160**	**$ 440,848**	**$ 898,008**	**$ 1,186,000**	**$ (287,992)**	**$ 1,073,600**	
NET OPERATING EXPENSE	**$ 457,160**	**$ 440,848**	**$ 898,008**	**$ 1,186,000**	**$ (287,992)**	**$ 1,073,600**	
RESERVE CONTRIBUTIONS							
9300 Reserves - Pooled	$ 50,078	$ 49,992	$ 100,070	$ 100,000	$ 70	$ 100,000	
Total Reserve Contribution	**$ 50,078**	**$ 49,992**	**$ 100,070**	**$ 100,000**	**$ 70**	**$ 100,000**	
TOTAL OPERATING & RESERVE	**$ 507,238**	**$ 490,840**	**$ 998,078**	**$ 1,286,000**	**$ (287,922)**	**$ 1,173,600**	
NET OPERATING & RESERVE	**$ 507,238**	**$ 490,840**	**$ 998,078**	**$ 1,286,000**	**$ (287,922)**	**$ 1,173,600**	
NET SURPLUS (DEFICIT)	**$ 207,662**	**$ (131,543)**	**$ 76,119**	**$ -**	**$ 76,119**	**$ -**	
RESERVE EQUITY							
5300 Reserves - Pooled	$ 218,157	$ 49,992	$ 268,149	XXXXXX	XXXXXX	$ 100,000	
Total Reserve Contribution	XXXXXX	**$ 49,992**	XXXXXX	**$ -**	**$ -**	**$ 100,000**	
Total Reserve Equity	**$ 218,157**	XXXXXX	**$ 268,149**	XXXXXX	XXXXXX	XXXXXX	

SUMMARY -- BASED ON 736 UNITS	2025	2026	2025 Annual Per Unit	2026 Annual Per Unit	2025 SEMI ANNUAL Assessment	2026 SEMI ANNUAL Assessment	Expect $106,000 from Resale capital
							Expect $14,000 from ICC
NET OPERATING EXPENSE	$ 1,186,000	$ 1,073,600	$ 796	$ 964	$ 398	$ 482	Total $120,000
							$62,500 for Exotic removal
TOTAL RESERVE EXPENSE	$ 100,000	$ 100,000	$ 136	$ 136	$ 68	$ 68	$30,000 replanting first phase
							$27,500 contingency
TOTAL	$ 1,286,000	$ 1,173,600	$ 932	$ 1,100	$ 466	$ 550	

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.