

Warm Springs Community Association, Inc.				
Adopted Annual Operating Budget			# of Units:	273
For the Period January 1, 2026 through December 31, 2026			Date:	11/20/2025
	2025	2026	2026	Quarterly
	Adopted	Adopted	%	Adopted
Income	Budget	Budget	Breakdown	Budget
Maintenance Fees	1,075,594.83	1,047,998.55	90.80%	261,999.64
Reserve Fees	30,111.00	106,143.00	9.20%	26,535.75
Other Income				
Late Charge Fees / Interest	0.00	0.00	0.00%	0.00
Interest Income - Operating	0.00	0.00	0.00%	0.00
Interest Income - Reserve	0.00	0.00	0.00%	0.00
Legal Fees Charged to Owners	0.00	0.00	0.00%	0.00
Miscellaneous Fees	0.00	0.00	0.00%	0.00
Key/FOBS/Gate	0.00	0.00	0.00%	0.00
Access Control Barcodes	0.00	0.00	0.00%	0.00
Application Fees	0.00	0.00	0.00%	0.00
Total Income	1,105,705.83	1,154,141.55	100.00%	288,535.39
Expenses				
Administrative Expenses				
Corporate Filing Fees	61.25	61.25	0.01%	15.31
Management/Accounting Fees	33,033.00	34,569.99	3.30%	8,642.50
Office Expense	18,500.00	17,500.00	1.67%	4,375.00
Website Expenses	400.00	400.00	0.04%	100.00
Legal Expense	19,200.00	40,000.00	3.82%	10,000.00
Acct/Tax Prep	5,800.00	6,000.00	0.57%	1,500.00
Engineering Expense	5,000.00	0.00	0.00%	0.00
Audit Expense	0.00	0.00	0.00%	0.00
Reserve Study	5,000.00	0.00	0.00%	0.00
CPA Turnover Audit	0.00	0.00	0.00%	0.00
Taxes/Licenses/Dues	0.00	1,000.00	0.10%	250.00
Utilities				
Electric	48,000.00	47,000.00	4.48%	11,750.00
Trash Collection	3,600.00	4,100.00	0.39%	1,025.00
Cable/Internet	5,800.00	6,000.00	0.57%	1,500.00
Water/Sewer	2,600.00	3,200.00	0.31%	800.00
Lot Maintenance				
Lawn Maintenance - 50' Lot	176,134.68	193,574.88	18.47%	48,393.72
Irrigation Maintenance - 50' Lot	58,299.84	43,758.00	4.18%	10,939.50
Fertilization - 50' Lot	23,079.24	27,655.32	2.64%	6,913.83
Pest Control - 50' Lot	17,843.40	18,436.87	1.76%	4,609.22
Fertilization/Pest Control - 50' Lot	0.00	0.00	0.00%	0.00
Mulch - 50' Lot	0.00	0.00	0.00%	0.00
Lawn Service - 60' Lot	54,195.00	59,919.82	5.72%	14,979.95
Irrigation Maintenance - 60' Lot	15,976.60	12,117.60	1.16%	3,029.40
Fertilization - 60' Lot	7,510.68	9,230.67	0.88%	2,307.67
Pest Control - 60' Lot	5,583.60	4,609.22	0.44%	1,152.30
Fertilization/Pest Control - 60' Lot	0.00	0.00	0.00%	0.00
Mulch - 60' Lot	0.00	0.00	0.00%	0.00
Insurance				
Insurance	34,100.00	36,800.00	3.51%	9,200.00
Building Maintenance				
Building Maintenance	7,440.00	25,000.00	2.39%	6,250.00
Gym Maintenance/Repair	20,000.00	15,000.00	1.43%	3,750.00

	2025	2026	2026	Quarterly
	Adopted	Adopted	%	Adopted
Income	Budget	Budget	Breakdown	Budget
Janitorial Services	24,270.72	25,000.00	2.39%	6,250.00
Entry Gate Repairs	14,467.85	15,000.00	1.43%	3,750.00
Entry Gate & Security Improvements	30,000.00	15,000.00	1.43%	3,750.00
Exterminating	620.00	750.00	0.07%	187.50
Grounds Maintenance				
Grounds Maintenance/Repairs	109,605.60	119,839.64	11.44%	29,959.91
Irrigation Pump Maintenance	3,000.00	5,000.00	0.48%	1,250.00
Irrigation Maintenance/Repair	15,723.62	15,000.00	1.43%	3,750.00
Preserve Maintenance	19,000.00	19,600.00	1.87%	4,900.00
Perimeter Fence/Wall Maintenance	31,600.00	20,000.00	1.91%	5,000.00
Irrigation System Improvements	27,000.00	5,000.00	0.48%	1,250.00
Plant/Sod Replacement	20,000.00	35,000.00	3.34%	8,750.00
Mulch	31,260.00	20,000.00	1.91%	5,000.00
Tree Trimming/Removal	8,000.00	17,000.00	1.62%	4,250.00
Lake Maintenance	2,700.00	2,700.00	0.26%	675.00
Lake Fountain Maintenance	8,160.00	5,000.00	0.48%	1,250.00
Parking Lot Maintenance	2,000.00	1,000.00	0.10%	250.00
Pest Control/Fertilizer	25,510.75	27,655.30	2.64%	6,913.83
Amenities				
Pool/Spa Maintenance	49,999.00	30,000.00	2.86%	7,500.00
Pool Heating	0.00	30,000.00	2.86%	7,500.00
Pool Furniture Repair	2,400.00	0.00	0.00%	0.00
Playground Improvements & Maint	48,000.00	0.00	0.00%	0.00
Miscellaneous Expenses				
Signage & Lighting Maintenance	2,520.00	2,520.00	0.24%	630.00
Decorations/Holiday Lights	7,000.00	8,000.00	0.76%	2,000.00
Storage Unit	0.00	0.00	0.00%	0.00
Contingency	15,000.00	17,000.00	1.62%	4,250.00
Events	600.00	1,000.00	0.10%	250.00
Hurricane Expenses	10,000.00	5,000.00	0.48%	1,250.00
Total Operating Expenses	1,075,594.83	1,047,998.55	90.80%	261,999.64
Reserve Funding	30,111.00	106,143.00	9.20%	26,535.75
Reserves - Unallocated	0.00	0.00	0.00%	0.00
Total Common Expenses	1,105,705.83	1,154,141.55	100.00%	288,535.39

Warm Springs Community Association, Inc.
Adopted Annual Reserve Budget For Capital Expenditures And Deferred Maintenance
For the Period January 1, 2026 through December 31, 2026

Item	Estimated Life When New (Years)	Estimated Replacement Cost	Estimated Remaining Life (Years) 2026	Current Reserve Balance 7/31/2025	Add'l Reserve Funding 4th QTr	Add'l Expenditures & Adjustments	Estimated Reserve Balance 12/31/2025	Additional Reserves Required	Annual Funding Required 2026	Quarterly Funding Required 2026
Painting	7	139,000.00	7	14,999.96	0.00	0.00	14,999.96	124,000.04	17,714.00	4,428.50
Pavement	20	443,800.00	15	45,068.52	1,876.00	0.00	46,944.52	396,855.48	26,457.00	6,614.25
Roof	30	100,800.00	20	5,955.32	224.00	0.00	6,179.32	94,620.68	4,731.00	1,182.75
Fountain	20	104,000.00	10	14,075.61	1,834.75	0.00	15,910.36	88,089.64	8,809.00	2,202.25
Irrigation Pump	10	20,000.00	7	12,511.13	497.75	0.00	13,008.88	6,991.12	999.00	249.75
Perimeter Fence	20	257,145.00	16	17,035.81	2,345.25	0.00	19,381.06	237,763.94	14,860.00	3,715.00
Pool & Spa Heater	10	22,000.00	9	17,335.05	750.00	0.00	18,085.05	3,914.95	435.00	108.75
Tot Lot	25	54,300.00	25	0.00	0.00	0.00	0.00	54,300.00	2,172.00	543.00
Clubhouse Fitness Equipment	25	53,900.00	15	0.00	0.00	0.00	0.00	53,900.00	3,593.00	898.25
Access Gate & Camera System	25	86,100.00	15	0.00	0.00	0.00	0.00	86,100.00	5,740.00	1,435.00
HVAC System	12	25,000.00	2	0.00	0.00	0.00	0.00	25,000.00	12,500.00	3,125.00
Swimming Pool & Spa	25	122,000.00	15	0.00	0.00	0.00	0.00	122,000.00	8,133.00	2,033.25
Unallocated				1,353.82			1,353.82	0.00	0.00	0.00
Total		1,428,045.00		128,335.22	7,527.75	0.00	135,862.97	1,293,535.85	106,143.00	26,535.75

Warm Springs Community Association, Inc.
Adopted Operating and Reserve Assessment Schedule
For the Period January 1, 2026 through December 31, 2026

Units: 273

50' Lot	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating	3,780.00	945.00	315.00
Reserves	389.00	97.25	32.42
2026 Quarterly Assessment:	4,169.00	1,042.25	347.42

Increase/Decrease

4%

60' Lot	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating	4,076.00	1,019.00	339.67
Reserves	389.00	97.25	32.42
2026 Quarterly Assessment:	4,465.00	1,116.25	372.08

Increase/Decrease

4%

2025

50' Lots - \$998.50 Quarterly

60' Lots - \$1069.50 Quarterly

2024

50' Lots - \$849.80 Quarterly

60' Lots - \$916.94 Quarterly