

Fieldstone Village

2026 Budget

	62 units
2026 Quarterly Fee per Unit	\$ 1,600.00
2026 Total Budget	\$ 396,800.00
2025 Quarterly Fee per unit	\$ 1,587.09
Comparison	0.81% Increase
Comparison (exc. Ins and Reserve)	7.66% Increase

	Year to Date as of 9/30/25	Projected Year End	2025 Budget	2026 Budget
Administration				
FI1-401 Review	0.00	0.00	0.00	3,500.00
FI1-402 Bank Charges	0.00	0.00	0.00	100.00
FI1-411 Filing Fees	318.00	566.00	309.25	318.00
FI1-420 Insurance	91,023.35	117,335.12	150,000.00	110,000.00
FI1-424 Legal	(1,094.75)	(1,459.67)	1,500.00	1,500.00
FI1-442 Management/Accounting	7,200.00	9,600.00	10,860.93	11,403.98
FI1-444 Misc. expense	6,275.00	8,366.67	22,875.00	243.29
FI1-448 Office Expense	1,358.77	1,811.69	4,999.93	3,000.00
FI1-466 Taxes	353.00	353.00	250.00	353.00
Subtotal	105,433.37	136,572.81	190,795.11	130,418.27
Building				
FI1-403 Building Maintenance	17,444.57	23,259.43	17,000.00	24,000.00
FI1-418 Fire & Safety Equipment	844.82	1,126.43	2,400.00	2,400.00
FI1-450 Pest Control	2,152.50	2,870.00	3,000.00	3,000.00
FI1-458 Pressure Cleaning	0.00	5,400.00	5,000.00	4,500.00
Subtotal	20,441.89	32,655.85	27,400.00	33,900.00
Expense				
FI1-422 Janitorial	2,150.00	2,866.67	0.00	5,314.80
Subtotal	2,150.00	2,866.67	0.00	5,314.80
Grounds Maintenance				
FI1-415 Landscape Maintenance	3,860.00	5,146.67	2,500.00	5,400.00
FI1-416 Grounds Maintenance	31,901.22	42,534.96	35,820.00	43,900.00
FI1-446 Mulch/ New Plantings	0.00	0.00	3,000.00	8,000.00
FI1-464 Sprinkler Repairs	0.00	0.00	3,000.00	1,000.00
FI1-474 Tree Trim/Removal	12,455.00	12,455.00	7,000.00	12,900.00
Subtotal	48,216.22	60,136.63	51,320.00	71,200.00
Utilities				
FI1-408 Electricity	1,288.81	1,718.41	1,600.00	1,800.00
FI1-472 Trash Removal	11,948.54	15,931.39	16,000.00	16,500.00
FI1-476 Water & Sewer	40,761.94	54,349.25	55,000.00	57,700.00
Subtotal	53,999.29	71,999.05	72,600.00	76,000.00
Transfers to Reserves				
To Reserves	38,613.33	51,484.44	51,484.43	79,966.94
Subtotal	38,613.33	51,484.44	51,484.43	79,966.94
Total	268,854.10	355,715.45	393,599.54	396,800.00

2026 Reserve Funding	Balance Year to Date	Projected Year End	2025 Budget	2026 Budget	Estimated Replace Cost	Est. balance Req.	Total Life	Remai n Life
Insurance / Deductible	13,199.50	13,199.50	0.00	28,470.18	582,603.00	569,403.50	20	20
Painting	48,077.81	53,619.32	22,166.04	20,345.17	135,000.00	81,380.68	10	4
Roof	118,851.29	126,180.89	29,318.39	31,151.59	500,000.00	373,819.11	20	12
Fund Balance	2,450.31	2,450.31	0.00	0		0.00		
Total	182,578.91	195,450.02	51,484.43	79,966.94	1,217,603.00	1,024,603.29		

Fieldstone Village Condominium Association Inc.							
Adopted Annual Operating Budget						# of Units: 62	
For the Period of Jan. 1, 2025 through Dec. 31, 2025						Date:	
	2024 Adopted Budget	YTD Actual 8/31/2024	2024 Estimated End of Year	2024 Bud v. Est Variance	2025 Proposed Budget	2025 % Breakdown	Proposed Quarterly Budget
Income							
Maintenance Fees	326,303.26	190,343.72	0.00	-326,303.26	339,115.11	86.82%	84,778.78
Reserve Fees	45,695.92	0.00	0.00	-45,695.92	51,484.43	13.18%	12,871.11
Special Assessment	0.00	11,366.64	0.00	0.00	0.00	0.00%	0.00
Other Income							
Late Charge Fees /Interest	0.00	773.05	0.00	0.00	0.00	0.00%	0.00
Bank Charges/NSF	0.00	60.00	0.00	0.00	0.00	0.00%	0.00
Interest Income - Operating	0.00	5.56	0.00	0.00	0.00	0.00%	0.00
Interest Income- Reserves	0.00		0.00	0.00	0.00	0.00%	0.00
Legal Fees Recovered	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Application Fees	0.00	150.00	0.00	0.00	0.00	0.00%	0.00
Prior Year Surplus (Deficit)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Total Income	371,999.18	202,698.97	0.00	-371,999.18	390,599.54	100.00%	97,649.89
Expenses							
Administrative Expenses							
Corporate Filing Fees	61.25	61.25	61.25	0.00	61.25	0.02%	15.31
Fees to Division	248.00	248.00	248.00	0.00	248.00	0.07%	62.00
Management/Accounting Fees	10,045.05	5,312.86	10,045.05	0.00	10,860.93	3.20%	2,715.23
Office Expense / Postage	2,500.00	6,130.35	9,195.52	-6,695.52	4,999.93	1.47%	1,249.98
Legal Expense	1,500.00	250.00	375.00	1,125.00	1,500.00	0.44%	375.00
Acct/Tax Prep	250.00	0.00	250.00	0.00	250.00	0.07%	62.50
Utilities							
Electric	1,600.00	903.81	1,355.72	244.28	1,600.00	0.47%	400.00
Trash Collection	16,000.00	9,193.90	12,790.85	3,209.15	16,000.00	4.72%	4,000.00
Water/Sewer	55,000.00	35,102.77	52,654.15	2,345.85	55,000.00	16.22%	13,750.00
Insurance							
Insurance	150,000.00	78,286.40	118,000.00	32,000.00	150,000.00	44.23%	37,500.00
Building Maintenance							
Building Maintenance	12,000.00	10,146.48	15,219.72	-3,219.72	17,000.00	5.01%	4,250.00
Pressure Washing	2,800.00	0.00	2,800.00	0.00	5,000.00	1.47%	1,250.00
Emergency Systems/Fire Safety	1,500.00	1,585.76	2,378.64	-878.64	2,400.00	0.71%	600.00
Exterminating	3,000.00	861.00	1,291.50	1,708.50	3,000.00	0.88%	750.00
Grounds Maintenance							
Irrigation Maintenance	3,000.00	0.00	0.00	3,000.00	3,000.00	0.88%	750.00
Landscape Contract	34,620.00	20,195.00	30,292.50	4,327.50	35,820.00	10.56%	8,955.00
Landscape - Maintenance	2,500.00	9,575.00	14,360.00	-11,860.00	2,500.00	0.74%	625.00
Landscape - Tree Trim/Removal	3,000.00	930.00	930.00	2,070.00	7,000.00	2.06%	1,750.00
Miscellaneous							
Contingency	26,678.96	1,059.88	1,059.88	25,619.08	22,875.00	6.75%	5,718.75
Total Operating Expenses	326,303.26	179,842.46	273,307.78	52,995.48	339,115.11	86.82%	84,778.78
Reserve Funding	45,695.92	0.00	0.00	45,695.92	51,484.43	13.18%	12,871.11
Reserves - Unallocated	0.00	0.00	0.00	0.00	0.00	0.00%	0.00
Total Common Expenses	371,999.18	179,842.46	273,307.78	98,691.40	390,599.54	100.00%	97,649.89

Fieldstone Village Condominium Association Inc.

Expense Breakdown

For the Period of Jan. 1, 2025 through Dec. 31, 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	
ADMINISTRATIVE EXPENSES														
60-6025-00 Corporate Filing Fees														
Annual Report	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25	
60-6028-00 Fees to Division														
DBPR Annual Fee	248.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	248.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	248.00	
60-6040-00 Management/Accounting Fees														
Sandcastle Management Fee	898.34	898.34	898.34	898.34	898.34	898.34	898.34	898.34	898.34	0.00	0.00	0.00	8,085.06	10/1/24 - 9/30/25
Sandcastle Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	925.29	925.29	925.29	2,775.87	10/1/25 - 9/30/26
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	898.34	898.34	898.34	898.34	898.34	898.34	898.34	898.34	898.34	925.29	925.29	925.29	10,860.93	
60-6050-00 Office Expense/Postage														
	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.67	4,999.93	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.66	416.67	4,999.93	
60-6056-00 Legal Expenses														
	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	
60-6057-00 Acct/Tax Prep														
	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.76	250.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.84	20.76	250.00	
UTILITIES														
61-6100-00 Electric														
	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.37	1,600.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.37	1,600.00	
61-6110-00 Trash Collection														
	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	16,000.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.33	1,333.37	16,000.00	

	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
65-6164-00 Landscape - Tree Trim/Removal													
	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00
MISCELLANEOUS													
67-6305-00 Contingency													
	22,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,875.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	22,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,875.00
TOTAL	57,110.49	11,987.49	12,048.74	161,987.49	11,987.49	11,987.49	11,987.49	11,987.49	11,987.49	12,014.44	12,014.44	12,014.57	339,115.11

Fieldstone Village Condominium Association, Inc.
Adopted Annual Reserve Budget for Capital Expenditures and Deferred Maintenance
For the Period of Jan. 1, 2025 through Dec. 31, 2025

Item	Estimated Life When New (Years)	Estimated Replacement Cost	2025 Estimated Remaining Life (Years)	8/31/2024 Current Reserve Balance	Add'l Reserve Funding 4th Qtr	Add'l Reserve Expenditures 9/24 - 12/24	Estimated Reserve Balance 12/31/2024	Additional Reserves Required	Annual Funding Required 2025	Quarterly Funding Required 2024
Consolidated Roof Replacement	25	500,000.00	13	114,239.27	4,621.63	0.00	118,860.90	381,139.10	29,318.39	7,329.60
Paint	10	135,000.00	5	23,109.65	1,060.14	0.00	24,169.79	110,830.21	22,166.04	5,541.51
Insurance				21,611.60	0.00	21,611.60	0.00	0.00	0.00	0.00
Unallocated							0.00	0.00	0.00	0.00
Total		635,000.00		158,960.52	5,681.77	21,611.60	143,030.69	491,969.31	51,484.43	12,871.11

Fieldstone Village Condominium Association, Inc.

Adopted Annual Operating and Reserve Assessment Schedule

For the Period of Jan. 1, 2025 through Dec. 31, 2025

Based on 62 Units

	<u>Annually</u>	<u>Quarterly</u>	<u>Monthly</u>
Operating Assessment	5,469.60	1,367.40	455.80
Reserve Assessment	830.39	207.60	69.20
Total Assessment Due	6,299.99	1,575.00	525.00

2024 Assessment: \$1,500.00

2023 Assessment: \$1,000.00

2022 Assessment: \$850.00

2021 Assessment: \$850.00

2020 Assessment: \$790.00

Fieldstone Village

Income Statement

Period 12/1/2024 To 12/31/2024 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income								
<u>Income</u>								
FI1-302	Application Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00
FI1-304	Interest-Operating Account	3.00	0.00	3.00	14.66	0.00	14.66	0.00
FI1-307	Late Fees	0.00	0.00	0.00	964.67	0.00	964.67	0.00
FI1-309	Reserve Funding	0.00	(3,808.03)	3,808.03	0.00	(45,695.92)	45,695.92	(45,695.92)
FI1-310	Maintenance Fees	27,191.96	30,999.95	(3,807.99)	326,303.52	371,999.18	(45,695.66)	371,999.18
FI1-340	Bank Charges/NSF	0.00	0.00	0.00	120.00	0.00	120.00	0.00
FI1-341	Reserve Interest	0.00	0.00	0.00	1,561.31	0.00	1,561.31	0.00
FI1-350	Special Assessments	0.00	0.00	0.00	11,366.64	0.00	11,366.64	0.00
TOTAL Income		27,194.96	27,191.92	3.04	340,480.80	326,303.26	14,177.54	326,303.26
TOTAL Income		27,194.96	27,191.92	3.04	340,480.80	326,303.26	14,177.54	326,303.26
Expense								
<u>Administration</u>								
FI1-411	Filing Fees	0.00	25.78	(25.78)	309.25	309.25	0.00	309.25
FI1-420	Insurance	11,633.15	12,500.00	(866.85)	136,457.15	150,000.00	(13,542.85)	150,000.00
FI1-424	Legal	0.00	125.00	(125.00)	250.00	1,500.00	(1,250.00)	1,500.00
FI1-442	Management/Accounting	800.00	837.06	(37.06)	9,691.58	10,045.05	(353.47)	10,045.05
FI1-444	Misc. Expense	0.00	2,223.21	(2,223.21)	2,659.18	26,678.96	(24,019.78)	26,678.96
FI1-448	Office Expense	0.00	208.37	(208.37)	7,484.81	2,500.00	4,984.81	2,500.00
FI1-466	Taxes	0.00	20.87	(20.87)	0.00	250.00	(250.00)	250.00
TOTAL Administration		12,433.15	15,940.29	(3,507.14)	156,851.97	191,283.26	(34,431.29)	191,283.26
<u>Building</u>								
FI1-403	Building Maintenance	7,734.00	1,000.00	6,734.00	19,412.48	12,000.00	7,412.48	12,000.00
FI1-418	Fire & Safety Equipment	0.00	125.00	(125.00)	1,900.76	1,500.00	400.76	1,500.00
FI1-450	Pest Control	0.00	250.00	(250.00)	2,152.50	3,000.00	(847.50)	3,000.00
FI1-458	Pressure Cleaning	0.00	233.37	(233.37)	2,850.00	2,800.00	50.00	2,800.00
TOTAL Building		7,734.00	1,608.37	6,125.63	26,315.74	19,300.00	7,015.74	19,300.00
<u>Grounds Maintenance</u>								
FI1-415	Landscape Maintenance	2,817.50	208.37	2,609.13	13,152.25	2,500.00	10,652.25	2,500.00
FI1-416	Grounds Maintenance	5,770.00	2,885.00	2,885.00	37,505.00	34,620.00	2,885.00	34,620.00
FI1-464	Sprinkler Repairs	0.00	250.00	(250.00)	0.00	3,000.00	(3,000.00)	3,000.00
FI1-474	Tree Trim/Removal	0.00	250.00	(250.00)	7,795.00	3,000.00	4,795.00	3,000.00
TOTAL Grounds Maintenance		8,587.50	3,593.37	4,994.13	58,452.25	43,120.00	15,332.25	43,120.00
<u>Utilities</u>								
FI1-408	Electricity	0.00	133.37	(133.37)	1,419.73	1,600.00	(180.27)	1,600.00
FI1-472	Trash Removal	1,324.17	1,333.37	(9.20)	15,890.36	16,000.00	(109.64)	16,000.00
FI1-476	Water & Sewer	10.00	4,583.37	(4,573.37)	54,233.96	55,000.00	(766.04)	55,000.00
TOTAL Utilities		1,334.17	6,050.11	(4,715.94)	71,544.05	72,600.00	(1,055.95)	72,600.00
TOTAL Expense		30,088.82	27,192.14	2,896.68	313,164.01	326,303.26	(13,139.25)	326,303.26

Fieldstone Village
Income Statement

Period 12/1/2024 To 12/31/2024 11:59:00 PM

	Current Month Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Excess Revenue / Expense	(2,893.86)	(0.22)	(2,893.64)	27,316.79	0.00	27,316.79	0.00

Fieldstone Village

Balance Sheet

Period 12/31/2024

Assets

Bank

FI1-101	South State Operating	122,631.16
FI1-102	South State Security Deposit	8,500.00
FI1-103	FFB Bank - Operating	70,552.80
Total Bank		<u>201,683.96</u>

Reserve

FI1-161	South State Reserve	26,234.10
FI1-163	FFB Bank - Reserve	15,014.72
FI1-170	CD Encore Bank 2/1/2025	101,298.08
Total Reserve		<u>142,546.90</u>

Accounts Receivable

FI1-110	Members Fees Receivable	27,891.50
Total Accounts Receivable		<u>27,891.50</u>

Prepaid

FI1-115	Prepaid Insurance	46,532.60
Total Prepaid		<u>46,532.60</u>

Total Assets

418,654.96**Liabilities & Equity**

Liability

FI1-210	Accounts Payable	18,854.53
FI1-211	Insurance Financing	36,768.18
FI1-223	Homeowner Overpay	11,716.00
FI1-224	Deferred Special Assessment	136,400.00
FI1-225	Security Deposits	8,500.00
Total Liability		<u>212,238.71</u>

Reserve

FI1-241	Insurance/Deductible Reserve	13,199.50
FI1-242	Painting Reserve	31,453.19
FI1-246	Roof Reserve	95,637.98
FI1-251	Fund Balance Reserve	694.92
Total Reserve		<u>140,985.59</u>

Equity

FI1-295	Prior Year Adjustment	67,565.12
FI1-296	Surplus - Previous Years	(29,451.25)
	Net Income	27,316.79
Total Equity		<u>65,430.66</u>

Total Liabilities & Equity

418,654.96