Villa Florenza Homeowner's Assoc., Inc. **38 Units**

Board of Director's 2026 ApprovedBudget

For the Period of January 1, 2026 through December 31, 2026

GL Code	Income	2025 Budget	Actual 9/30/2025	Estimated 12/31/2025	2026 Approved Budget
4145	Operating Assessments	184,166	141,993	184,166	194,559
4150	Reserve Assessments	26,349	19,722	26,349	30,175
4151	Master Association (VCA)	27,061	20,292	27,061	26,344
4152	Access Control Gate	21,205	15,960	21,205	21,218
4153	Vintage Colony Blvd Fee	5,580	4,218	5,580	4,025
4155	Bulk Rate Communication Fees	47,214	31,515	47,214	48,354
4200	Late Charge Fees / Interest		30	-	
4240	Interest Income - Operating		-	-	
4250	Interest Income - Reserves		1,417	1,200	
4295	Miscellaneous Income	-	50	50	-
4499	Prior Year Surplus (Deficit)	15,000	-	15,000	15,000
	Total Income	**326,575**	**235,198**	**327,825**	**339,675**
	Administrative Expenses				
6010	Uncollectible/Bad Debt/Bad debt	4,500	-		4,500
6020	Contingency	11,100	2,098	2,098	10,000
6021	Holiday Decorations/Social Activities	5,000	2,898	5,000	5,000
6025	Corporate Filing Fee	61	61	61	61
6040	Management Services	13,113	9,835	13,113	13,506
6045	Tax Prep & Legal	1,000	250	250	1,000
6050	Office Supplies/Postage	2,100	2,107	2,100	3,000
	Sub-Total Administrative	**36,874**	**17,248**	**22,622**	**37,067**
	Utilities				
6100	Electricity	1,300	-	-	1,300
6105	Irrigation Water	13,000	13,522	14,000	22,500
	Sub-Total Utilities	**14,300**	**13,522**	**14,000**	**23,800**
	Grounds				
6139	Lake Plant Maintenance	1,257	943	1,258	1,300
6140	Lake Maintenance	993	745	993	993
6141	Irrigation Repairs	12,000	7,957	12,000	12,000
6142	Lake Fountain Maintenance & Electric	1,800	1,308	1,650	1,800
6145	Grounds - Maint & Replacement	8,000	3,080	5,000	8,000
6160	Landscape Maintenance Contract	82,940	62,205	82,940	84,599
6161	Landscape Capital Improvement	8,000	5,435	6,000	8,000
6163	Mulch	14,000		13,413	14,000
6165	Tree Trimming	8,000	875	3,825	7,000
	Sub-Total Grounds	**136,990**	**82,548**	**125,821**	**137,692**
	Master Association			-	
6300	Vineyards Comm Association (VCA)	27,061	20,297	27,061	26,344
6302	Access Control Fee	21,205	15,904	21,205	21,218
6303	Bulk Rate Communication Fees	47,214	35,411	47,214	48,354
6305	Vintage Colony Blvd Fee	5,580	4,186	5,580	4,025
	Sub-Total Master Association	**101,060**	**75,797**	**101,060**	**99,941**
	Other				
6310	Insurance	11,000	6,510	8,251	11,000
	Sub-Total Other	**11,000**	**6,510**	**8,251**	**11,000**
	Total Operating Expenses	**300,224**	**195,626**	**271,754**	**309,500**
	Reserve Fund	26,351	21,179	26,351	30,175
	Total Expenses	**326,575**	**216,805**	**298,105**	**339,675**

Villa Florenza Homeowner's Association

2026 Approved Budget

38 Units

Reserve for Capital Expenditures and Deferred Maintenance.

For the Period of January 1, 2026 through December 31, 2026

Item	Estimated Life When New (Years)		2026 Estimated Remaining Life (Years)	Current Reserv 9/30/2025	Additional 2025 Reserve Contribution	Estimated Balance 12/31/2025	Additional funding needed	Annual Funding Required In 2026
Street Paving (adjusted rplcmnt)	25	90,000	6	24,464	1,822	26,285	63,715	10,619
Pavement Seal Coating	3	7,700	3	(1,134)	3,303	2,169	5,531	1,844
Irrigation System	10	29,000	1	29,000	-	29,000	-	-
Lights	12	15,000	10	4,466	257	4,723	10,277	1,028
Entrance Monument	15	15,000	11	3,302	260	3,562	11,438	1,040
Lake Fountain 1/3rd	10	4,000	1	3,591	82	3,673	327	327
Roof Algaecide Application	2	17,000	1	8,139	1,772	9,911	7,089	7,089
Oak & Hardwood tree trimming	3	10,000	1	4,714	1,057	5,771	4,229	4,229
Audit (2026)	3	6,000	1	1,500	500	2,000	4,000	4,000
Uninsured Loss	10	10,000	1	10,000	-	10,000	0	0
Deferred Maint & Cap Exp.	15	9,000	1	8,466	535	9,000	(0)	(0)
Unallocated Interest	0	0	0	888	600	1,488	-	-
Totals	0	**0**		**97,396**	**10,187**	**107,583**	**106,606**	**30,175**

Villa Florenza Homeowner's Association, Inc.

Board of Director's 2026 Approved Budget

Reserve & Assessment Schedule

For the Period of January 1, 2026 through December 31, 2026

	Annually	Quarterly
Operating Assessment	5,120	1,280
Reserve Assessment	794	199
Villa Florenza Assessment	5,914	1,479
Access Control Gate	558	140
Vintage Colony Blvd Fee	106	26
V.C.A. Fee	693	173
Bulk Rate Communication Fees	1,272	318
Total Assessment Due	8,544	2,136

Maintenance fees for 2026:

Summit-Broad-Band Monthly Communication Cost

Basis Cable TV and digital Plus	35.70
Internet	30.32
Phone Lines	7.80
Internet Network Surcharge	22.70
Taxes, FCC fees, 911 fees	9.52
	106.04

Yearly Summit Cost is $ 1272.48