LOCH LOMOND ESTATES INC.

Units 37

JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	$229,893	$233,544	$19,462
	TOTAL REVENUE	**$229,893**	**$233,544**	**$19,462**
	OPERATING EXPENSES			
5010	Bank/Coupons/Administrative	$3,640	$5,000	$417
5015	Stevans & Stevans Storage 13boxes x 45.00 ea	$540	$450	$38
5025	Lock Box / Coupons	$315	$315	$26
5020	Website	$750	$750	$63
5200	Termite Bond - Haskell's	$2,520	$2,500	$208
5210	Pest Control: Bait Stations	$1,465	$1,610	$134
5300	Insurance	$95,000	$68,013	$5,668
5400	Lawn Service Contract / John Evans Lawn Serv.	$12,500	$12,875	$1,073
5600	Lic/Permit Fees	$355	$355	$30
5610	Division Fees	$148	$148	$12
5800	Management Fee Exp. 12/27 - 30 day notice	$11,400	$11,400	$950
5900	Professiomal Legal / Greenberg & Nikoloff	$1,500	$1,500	$125
5910	Professional / Tax	$425	$1,500	$125
6100	Repair/Maintenance - Buildings	$5,500	$10,000	$833
6140	Tree Trimming / Boens Tree Serv.	$2,500	$3,000	$250
6170	Pond Maintenance / Florida Aquatic Maint.	$1,100	$1,100	$92
6200	Pool Maintenance Contract / Anchor Pool Serv.	$5,425	$5,425	$452
6210	Pool Repairs / Misc. - Anchor Pool Serv.	$500	$650	$54
7000	Utilities - Electric / Duke Energy	$3,600	$3,724	$310
7001	Utilities - Water/Sewer / City of Dunedin	$25,500	$31,000	$2,583
7002	Utilities - Trash / City of Dunedin	$6,000	$6,000	$500
7007	Utilities - Cable TV / Spectrum 5%	$32,697	$34,350	$2,863
	TOTAL OPERATING EXPENSES	**$213,380**	**$201,665**	**$16,805**
	RESERVES			
9010	Reserves Painting/Presure Wash	$0	$1,300	$108
9020	Reserves Paving	$4,881	$1,500	$125
9025	Reserves Pool	$2,581	$2,500	$208
9026	Reserves Pool Deck	$715	$715	$60
9030	Reserves Roofing	$4,789	$10,000	$833
9040	Reserves Carports	$1,047	$0	$0
9100	Reserves Deferred	$2,500	$15,864	$1,322
	TOTAL RESERVES	**$16,513**	**$31,879**	**$2,657**
	TOTAL EXPENSES	**$229,893**	**$233,544**	**$19,462**

YOUR NEW 2026 MONTHLY MAINTENANCE FEE WILL BE: $526.00