

2026 Approved Budget
Gulf View Estates Owners Association, Inc.

January 1, 2026 to December 31, 2026

		2025 Approved Budget	2026 Approved Budget
INCOME			
4000	Maint Fee Income	\$105,681	\$114,856
4010	Reserve Income	\$13,593	\$13,593
4240	Interest Income	\$0	\$0
4270	Past Due Interest	\$0	\$0
4280	Miscellaneous Income	\$0	\$0
4290	Reserve Invest. Interest	\$0	\$0
Total Income:		\$119,274	\$128,449
EXPENSE			
ADMINISTRATIVE			
5010	Legal	\$8,000	\$5,000
5020	Management Fees	\$18,408	\$19,500
5025	Taxes & Fees	\$450	\$500
5100	Office Expense	\$10,000	\$10,000
5140	Events (& Holiday Lights)	\$4,000	\$2,000
5160	Newsletter/Web Site	\$3,000	\$2,000
5200	Insurance	\$6,000	\$12,000
Total Administrative:		\$49,858	\$51,000
GROUNDS			
6000	Repairs & Replacements/Storm Clean up	\$4,800	\$3,000
6100	Grounds Contract	\$26,100	\$28,000
6102	Landscaping Improvments	\$4,093	\$2,681
6200	Grounds Care	\$3,500	\$2,000
6400	Street Lighting	\$9,830	\$10,000
NEW	Replace/ Repair Post Office Boxes	\$0	\$9,175
6600	Lake Maintenance	\$4,000	\$5,500
Total Grounds:		\$52,323	\$60,356
UTILITIES			
7200	Electric Meter	\$3,500	\$3,500
Total Utilities:		\$3,500	\$3,500
OTHER EXPENSE			
9510	Reserve Allocation	\$13,593	\$13,593
Total Utilities:		\$13,593	\$13,593
Total Expenses		\$119,274	\$128,449
2026 Annual Maintenance Fee:			\$350.00
2025 Annual Maintenance Fee:			\$325.00
367 Homes			

Gulf View Estates Owners Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2026 - December 31, 2026
 DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ YEAR
ACCT#	Reserve Item											
3510	Exterior Wall	1	1	41,919	25,444	8,108	0	289	33,840	8,079	8,079	22.01
3520	Lake / Fountain Maintenance	1	1	8,000	-2,908	5,488	382	289	2,486	5,514	5,514	15.02
				49,919	22,535	13,596	382	577	36,326	13,593	13,593	37.04

Note 1: Interest is split between both reserve accounts