

	SERENGETI COMMUNITY ASSOCIATION					
	JANUARY 1 - DECEMBER 31, 2026					
		26 UNITS				
			2025	2025		2026
		2025	8	PROJECTED	2026	MONTHLY
		BUDGET	MONTH ACTUAL	ACTUALS	BUDGET	COST PER UNIT
	INCOME					
4001	ASSESSEMENTS - OPERATING	\$ 73,654.00	\$ 49,102.72	\$ 73,654.08	\$ 78,000.00	\$ 250.00
	ASSESSEMENTS - REPLACEMENT	4,346.00	2,897.33	4,346.00	-	0.00
4800	PRIOR YEAR SURPLUS	-	-	-	-	0.00
4010	LATE FEES	-	275.00	412.50	-	0.00
4012	CAPITAL CONTRIBUTION	-	-	-	-	0.00
4020	COLLECTION FEE INCOME	-	835.50	1,253.25	-	0.00
4021	COLLECTION FEE INTEREST	-	76.67	115.01	-	0.00
4580	OTHER INCOME	-	-	-	-	0.00
4608	INTEREST INCOME	-	7.10	10.65	-	0.00
		78,000.00	53,194.32	79,791.48	78,000.00	250.00
	ADMINISTRATION					
6000	MANAGEMENT FEES	8,284.00	5,522.64	8,283.96	8,736.00	28.00
6010	ACCOUNTING SERVICES	1,716.00	1,144.00	1,716.00	1,872.00	6.00
6012	TAX PREP & OTHER ACCOUNTING SERVICES	525.00	675.00	675.00	1,050.00	3.37
6017	ANNUAL COMPILATION	1,000.00	-	-	-	0.00
6020	ANNUAL CORPORATE REPORT	62.00	61.25	61.25	62.00	0.20
6031	OFFICE EXPENSE	1,200.00	969.37	1,454.06	1,500.00	4.81
6052	LEGAL FEES	5,248.00	11,020.50	16,530.75	5,248.00	16.82
6122	CONTINGENCY	9,951.00	53.24	79.86	8,688.00	27.85
	TOTAL ADMIN. EXPENSES	27,986.00	19,446.00	28,800.88	27,156.00	87.04
	BUILDING					
6206	REPAIRS AND MAINTENANCE	3,000.00	267.34	401.01	3,000.00	9.62
	TOTAL BUILDING EXPENSES	3,000.00	267.34	401.01	3,000.00	9.62
	GROUNDS					
6400	LAWN SERVICE	24,720.00	15,750.00	25,200.00	26,000.00	83.33
6470	TREE TRIMMING	-	13,170.00	13,170.00	7,110.00	22.79
6492	IRRIGATION MAINTENANCE	2,000.00	-	-	-	0.00
6510	LAKE MAINTENANCE	3,584.00	2,813.56	3,470.84	3,584.00	11.49
	TOTAL GROUNDS EXPENSES	30,304.00	31,733.56	41,840.84	36,694.00	117.61
	INSURANCE					
6621	INSURANCE EXPENSE	5,644.00	4,590.58	6,277.54	6,600.00	21.15
	TOTAL INSURANCE EXPENSES	5,644.00	4,590.58	6,277.54	6,600.00	21.15
	SECUIRITY / GATE					
6870	GATE REPAIR	2,500.00	-	-	1,250.00	4.01
	TOTAL SECURITY /GATE EXPENSES	2,500.00	0.00	0.00	1,250.00	4.01
	UTILITIES					
6900	ELECTRIC	2,620.00	1,048.28	1,572.42	1,700.00	5.45
6984	TELEPHONE	1,600.00	-	-	1,600.00	5.13
	TOTAL UTILITIES	4,220.00	1,048.28	1,572.42	3,300.00	10.58
	TOTAL EXPENSES	73,654.00	57,085.76	78,892.69	78,000.00	250.00
	RESERVES	4,346.00	2,897.33	4,346.00	0.00	0.00
	TOTAL EXPENSES & RESERVES	78,000.00	59,983.09	83,238.68	78,000.00	250.00
	COST PER UNIT		SHARE	MONTHLY	QUARTERLY	ANNUALLY
	2025		1/40	250.00	750.00	3,000.00
	2026		1/40	250.00	750.00	3,000.00

	SERENGETI COMMUNITY ASSOCIATION						
	2025 BUDGET						
	JANUARY 1 - DECEMBER 31, 2025						
		26	UNITS				
			2024	2024		2025	
		2024	7	PROJECTED	2025	MONTHLY	
		BUDGET	MONTH ACTUAL	ACTUALS	BUDGET	COST PER UNIT	
	INCOME						
4001	ASSESSEMENTS - OPERATING	\$ 73,654.00	\$ 43,277.75	\$ 73,654.00	\$ 73,654.00	\$ 236.07	
	ASSESSEMENTS - REPLACEMENT	-	-	-	4,346.00	13.93	
4800	PRIOR YEAR SURPLUS	-	-	-	-	0.00	
4010	LATE FEES	-	325.00	557.14	-	0.00	
4012	CAPITAL CONTRIBUTION	-	-	-	-	0.00	
4020	COLLECTION FEE INCOME	-	541.70	928.63	-	0.00	
4021	COLLECTION FEE INTEREST	-	129.82	222.55	-	0.00	
4580	OTHER INCOME	-	12,010.00	12,010.00	-	0.00	
4608	INTEREST INCOME	-	3.12	5.35	-	0.00	
		73,654.00	56,287.39	87,377.67	78,000.00	250.00	
	ADMINISTRATION						
6000	MANAGEMENT FEES	10,000.00	4,640.00	8,390.00	10,000.00	32.05	
6010	ACCOUNTING SERVICES	-	-	-	-	0.00	
6012	TAX PREP & OTHER ACCOUNTING SERVICES	-	275.00	471.43	525.00	1.68	
6017	ANNUAL COMPILATION	-	-	-	1,000.00	3.21	
6020	ANNUAL CORPORATE REPORT	2,000.00	61.25	61.25	62.00	0.20	
6031	OFFICE EXPENSE	500.00	673.34	1,154.30	1,200.00	3.85	
6040	BANK FEES	500.00	-	-	-	0.00	
6052	LEGAL FEES	5,000.00	4,292.50	7,358.57	5,248.00	16.82	
6080	MISCELLANEOUS	1,000.00	3,741.00	3,741.00	-	0.00	
6121	CONTINGENCY	26,800.00	3,350.00	3,350.00	9,951.00	31.89	
6124	BAD DEBT	-	662.26	662.26	-	0.00	
	TOTAL ADMIN. EXPENSES	45,800.00	17,695.35	25,188.81	27,986.00	89.70	
	BUILDING						
6206	REPAIRS AND MAINTENANCE	-	1,820.64	3,121.10	3,000.00	9.62	
	TOTAL BUILDING EXPENSES	0.00	1,820.64	3,121.10	3,000.00	9.62	
	GROUNDS						
6400	LAWN SERVICE	21,000.00	9,000.00	15,428.57	24,720.00	79.23	
6492	IRRIGATION MAINTENANCE	-	155.00	265.71	2,000.00	6.41	
6510	LAKE MAINTENANCE	3,000.00	2,543.50	3,583.50	3,584.00	11.49	
	TOTAL GROUNDS EXPENSES	24,000.00	11,698.50	19,277.79	30,304.00	97.13	
	INSURANCE						
6621	INSURANCE EXPENSE	5,200.00	2,892.58	4,958.71	5,644.00	18.09	
	TOTAL INSURANCE EXPENSES	5,200.00	2,892.58	4,958.71	5,644.00	18.09	
	SECUIRTY / GATE						
6621	GATE REPAIR	-	1,135.00	1,945.71	2,500.00	8.01	
	TOTAL SECURITY /GATE EXPENSES	0.00	1,135.00	1,945.71	2,500.00	8.01	
	UTILITIES						
6900	ELECTRIC	1,000.00	970.23	1,663.25	2,620.00	8.40	
6984	TELEPHONE	2,000.00	1,403.52	2,406.03	1,600.00	5.13	
	TOTAL UTILITIES	3,000.00	2,373.75	4,069.29	4,220.00	13.53	
	TOTAL EXPENSES	78,000.00	37,615.82	58,561.40	73,654.00	236.07	
	RESERVES	0.00	0.00	0.00	4,346.00	13.93	
	TOTAL EXPENSES & RESERVES	78,000.00	37,615.82	58,561.40	78,000.00	250.00	
	COST PER UNIT		SHARE	MONTHLY	QUARTERLY	ANNUALLY	
	2024		1/40	250.00	750.00	3,000.00	
	2025		1/40	250.00	750.00	3,000.00	
	SERENGETI COMMUNITY ASSOCIATION						
	ASSET	ESTIMATED LIFE	ESTIMATED REMAINING LIFE (YRS)	REPLACEMENT COST	ESTIMATED BALANCE 12/31/24	REMAINING FUNDING REQUIREMENT	2025 ANNUAL FUNDING REQUIREMENT
7540, 8540	PAVING	25	24	70,000.00	-	70,000.00	2,917.00
7580, 8580	GATE	7	7	10,000.00	-	10,000.00	1,429.00
				80,000.00	-	80,0	