

**Carriage Homes At Terramar**  
**APPROVED OPERATING BUDGET**  
 January 1, 2026 through December 31, 2026

**APPROVED  
 2026  
 BUDGET**

Master Fees	\$6,800
Management Fees	\$23,768
Accounting	\$4,300
Legal	\$1,500
Insurance	\$321,376
Office expense	\$3,000
Other Taxes/Fees	\$720
Fees To Division	\$544
Pool Op/Mgmt	\$6,600
Pool Repairs	\$2,000
Landscaping Extras	\$20,000
Pressure Cleaning	\$5,300
Electricity	\$13,000
Water/Sewer	\$2,500
Bldg Repair	\$30,000
Tree Maint	\$28,000
Mulch	\$16,000
Back Flow Prevent.	\$200
Irrig. Repair	\$20,000
Lawn Service	\$54,000
Pest Control/Fert.	\$21,000
Janitorial	\$7,000
Reserves-Pavement	\$11,857
Reserves- Roofs	\$69,511
Reserves- Ext. Painting	\$23,688
Reserves-General	\$35,730
<b>Total Budget</b>	<b>\$728,395</b>

**MONTHLY MAINTENANCE PAYMENTS**

CATEGORY A & B	\$410.33
CATEGORY C	\$464.35
CATEGORY D	\$499.56
CATEGORY D	\$511.70

**Reserve Fund Study**

	<b>EST COST</b>	<b>EST BALANCE 12/31/2025</b>	<b>REM. LIFE IN YEARS</b>	<b>BALANCE TO FULLY FUND</b>	<b>2026 ANNUAL CONTRIBUTION</b>
ROOF	\$1,915,000	\$385,750	22	\$1,529,250	\$69,511
PAVING	\$123,000	\$40,000	7	\$83,000	\$11,857
PAINTING	\$231,000	\$65,182	7	\$165,818	\$23,688
CAPITAL CONTRIBUTIONS		\$81,000			\$0
GENERAL		\$45,000			\$35,730
<b>TOTAL</b>	<b>\$2,269,000</b>	<b>\$616,932</b>			<b>\$140,787</b>