

**VILLA BORGHESE HOMEOWNERS' ASSOCIATION, INC.**

Approved Operating Budget for the Period  
January 1, 2026 through December 31, 2026

|                                              | Description                                        | 2025<br>Approved<br>Budget w/Full<br>Reserves | 2026<br>Approved<br>Budget w/Full<br>Reserves |
|----------------------------------------------|----------------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <b>Revenues</b>                              |                                                    |                                               |                                               |
| 400100                                       | Maintenance Fees                                   | 4,285,440.00                                  | 4,352,400.00                                  |
| 400108                                       | Contra Revenue - Bad Debt                          | (25,000.00)                                   | (10,000.00)                                   |
| 400200                                       | Fines                                              | 0.00                                          | 0.00                                          |
| 400300                                       | Screening Fees                                     | 0.00                                          | 0.00                                          |
| 400400                                       | Late Fees                                          | 0.00                                          | 0.00                                          |
| 401110                                       | Interest Income                                    | 0.00                                          | 0.00                                          |
| 401120                                       | Bank Interest Income                               | 0.00                                          | 0.00                                          |
| 420150                                       | Deferred Cable Income                              | 0.00                                          | 0.00                                          |
| 420170                                       | Capital Contributions                              | 0.00                                          | 0.00                                          |
| 420180                                       | Prior Year Surplus                                 | 0.00                                          | 0.00                                          |
| 420900                                       | Miscellaneous Income                               | 0.00                                          | 0.00                                          |
|                                              | <b>Total Revenues</b>                              | <b>4,260,440.00</b>                           | <b>4,342,400.00</b>                           |
| <b>General &amp; Administrative Expenses</b> |                                                    |                                               |                                               |
| 510100                                       | Insurance                                          | 233,449.00                                    | 200,000.00                                    |
| 520119                                       | Office Expense and Supplies                        | 15,000.00                                     | 15,000.00                                     |
| 520120                                       | Management Mailing Expense                         | 4,500.00                                      | 6,000.00                                      |
| 520160                                       | Miscellaneous                                      | 3,014.00                                      | 1,883.00                                      |
| 530100                                       | Accounting Fees                                    | 6,000.00                                      | 6,000.00                                      |
| 530110                                       | Legal / Professional Fees                          | 10,000.00                                     | 10,000.00                                     |
| 540113                                       | Licenses, Fees, Permits                            | 6,500.00                                      | 8,500.00                                      |
| 555100                                       | Office Personnel                                   | 356,273.00                                    | 374,087.00                                    |
| 555655                                       | Office Personnel Insurance                         | 17,160.00                                     | 18,360.00                                     |
| 555200                                       | Maintenance Personnel                              | 134,986.00                                    | 141,557.00                                    |
| 555205                                       | Maintenance Personnel Insurance                    | 17,160.00                                     | 18,360.00                                     |
| 600000                                       | Management Service Contract                        | 62,390.00                                     | 65,510.00                                     |
|                                              | <b>Total General &amp; Administrative Expenses</b> | <b>866,432.00</b>                             | <b>865,257.00</b>                             |
| <b>Utilities</b>                             |                                                    |                                               |                                               |
| 705010                                       | Electricity                                        | 115,000.00                                    | 118,338.00                                    |
| 705030                                       | Water & Sewer                                      | 13,000.00                                     | 16,000.00                                     |
| 705032                                       | Reclaimed Water                                    | 87,500.00                                     | 100,000.00                                    |
| 705050                                       | Cable TV                                           | 702,000.00                                    | 732,662.00                                    |
| 705060                                       | Trash Removal                                      | 9,000.00                                      | 9,000.00                                      |
| 705070                                       | Telephone                                          | 24,000.00                                     | 24,000.00                                     |
|                                              | <b>Total Utilities</b>                             | <b>950,500.00</b>                             | <b>1,000,000.00</b>                           |
| <b>Grounds Maintenance</b>                   |                                                    |                                               |                                               |
| 700100                                       | Lawn Maintenance Contract                          | 789,000.00                                    | 812,627.00                                    |
| 700110                                       | Landscape Extras                                   | 70,000.00                                     | 70,000.00                                     |
| 700210                                       | Tree Trimming                                      | 145,000.00                                    | 150,000.00                                    |
| 700230                                       | Tree Replacement                                   | 25,000.00                                     | 20,000.00                                     |
| 701000                                       | Irrigation Service                                 | 26,500.00                                     | 26,500.00                                     |
| 701100                                       | Lake Maintenance Contract                          | 25,500.00                                     | 18,375.00                                     |
| 701101                                       | Lake Repairs and Maintenance                       | 8,500.00                                      | 6,500.00                                      |
| 702000                                       | General Repairs & Maintenance                      | 30,000.00                                     | 20,000.00                                     |
| 702019                                       | Repairs & Maintenance - Common Wall                | 2,500.00                                      | 2,500.00                                      |
| 702094                                       | Sidewalk Pressure Cleaning                         | 16,700.00                                     | 16,700.00                                     |
| 702095                                       | Sidewalk Repairs                                   | 2,500.00                                      | 5,000.00                                      |
| 702150                                       | Holiday Lighting and Decorations                   | 14,426.00                                     | 16,313.00                                     |
| 702180                                       | Rodent & Pest Control                              | 12,000.00                                     | 13,172.00                                     |
| 707031                                       | Hurricane Preparation (CERT)                       | 7,200.00                                      | 1,000.00                                      |
|                                              | <b>Total Grounds Maintenance</b>                   | <b>1,174,826.00</b>                           | <b>1,178,687.00</b>                           |

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January 1, 2026 through December 31, 2026

|                                                  | Description                                            | 2025<br>Approved<br>Budget w/Full | 2026<br>Approved<br>Budget w/Full |
|--------------------------------------------------|--------------------------------------------------------|-----------------------------------|-----------------------------------|
| <b>Access Control/Gatehouse</b>                  |                                                        |                                   |                                   |
| 704100                                           | Guard Service Contract                                 | 240,000.00                        | 235,972.00                        |
| 704210                                           | Gate Maintenance                                       | 15,000.00                         | 12,500.00                         |
| 704220                                           | Gate Entrance Software Contract                        | 0.00                              | 9,270.00                          |
| 704234                                           | Residential Security Monitoring                        | 105,700.00                        | 105,700.00                        |
| 706032                                           | COPS Program                                           | 2,090.00                          | 0.00                              |
|                                                  | <b>Total Access Control/Gatehouse</b>                  | <b>362,790.00</b>                 | <b>363,442.00</b>                 |
| <b>Recreation (Sports, Aquatic &amp; Tennis)</b> |                                                        |                                   |                                   |
| 711360                                           | Billiard Room Expenses                                 | 0.00                              | 0.00                              |
| 711370                                           | Bocce Court Maintenance                                | 0.00                              | 0.00                              |
| 711371                                           | Pickleball Court Maintenance                           | 1,200.00                          | 1,150.00                          |
| 712550                                           | Pool / Spa Repairs & Maintenance                       | 6,200.00                          | 7,250.00                          |
| 712555                                           | Pool / Spa Maintenance Contract                        | 23,200.00                         | 24,820.00                         |
| 712600                                           | Court Maintenance Contract                             | 46,000.00                         | 46,000.00                         |
| 712610                                           | Tennis Court Repairs & Maintenance                     | 8,370.00                          | 11,270.00                         |
| 713410                                           | Fitness Equipment Repairs & Instruction                | 650.00                            | 2,850.00                          |
| 713430                                           | Fitness Instructors' Contracts                         | 14,800.00                         | 15,600.00                         |
| 713440                                           | Fitness Equipment Maintenance Contract                 | 1,980.00                          | 1,980.00                          |
|                                                  | <b>Total Recreation (Sports, Aquatic &amp; Tennis)</b> | <b>102,400.00</b>                 | <b>110,920.00</b>                 |
| <b>Clubhouse</b>                                 |                                                        |                                   |                                   |
| 702006                                           | Cleaning Services (CH Marble/Carpets/Upholstery)       | 5,000.00                          | 8,000.00                          |
| 702075                                           | Air Conditioning Maintenance Contract                  | 3,000.00                          | 1,720.00                          |
| 702195                                           | Clubhouse A/C Maintenance                              | 2,500.00                          | 3,000.00                          |
| 702206                                           | Fire System Equipment                                  | 4,150.00                          | 4,350.00                          |
| 706050                                           | Defibrillators /First Aid Services                     | 4,000.00                          | 4,400.00                          |
| 707043                                           | Janitorial Supplies                                    | 7,500.00                          | 9,000.00                          |
| 710020                                           | Clubhouse - Repairs & Maintenance                      | 22,500.00                         | 22,500.00                         |
| 713031                                           | Sound and Light                                        | 1,000.00                          | 1,000.00                          |
|                                                  | <b>Total Clubhouse</b>                                 | <b>49,650.00</b>                  | <b>53,970.00</b>                  |
| <b>Capital Improvements/Special Projects</b>     |                                                        |                                   |                                   |
| 710010                                           | Clubhouse Projects/ Improvements                       | 1,000.00                          | 200.00                            |
| 710005                                           | Capital Improvements                                   | 40,000.00                         | 30,000.00                         |
|                                                  | <b>Total Capital Improvements</b>                      | <b>41,000.00</b>                  | <b>30,200.00</b>                  |
| <b>Entertainment</b>                             |                                                        |                                   |                                   |
| 713020                                           | Borghese Entertainment Expense                         | 43,656.00                         | 37,386.00                         |
| 713026                                           | Social Director Expense                                | 49,036.00                         | 57,620.00                         |
| 420130                                           | Borghese Entertainment Income                          | (21,200.00)                       | (31,400.00)                       |
| 420131                                           | Social Director Income                                 | (28,150.00)                       | (40,500.00)                       |
|                                                  | <b>Total Entertainment</b>                             | <b>43,342.00</b>                  | <b>23,106.00</b>                  |
| <b>Communicator</b>                              |                                                        |                                   |                                   |
| 706046                                           | Communicator/ Telephone Directory Expense              | 12,362.00                         | 13,759.00                         |
| 420201                                           | Communicator/Telephone Directory Income                | (12,112.00)                       | (13,055.00)                       |
|                                                  | <b>Total Communicator</b>                              | <b>250.00</b>                     | <b>704.00</b>                     |
|                                                  | <b>Total Expenses</b>                                  | <b>3,591,190.00</b>               | <b>3,626,286.00</b>               |

VILLA BORGHESE HOMEOWNERS' ASSOCIATION, INC.

Approved Operating Budget for the Period

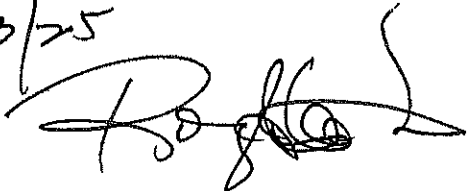
January 1, 2026 through December 31, 2026

|        | Description                                   | 2025<br>Approved<br>Budget w/Full | 2026<br>Approved<br>Budget w/Full |
|--------|-----------------------------------------------|-----------------------------------|-----------------------------------|
|        | Reserves                                      |                                   |                                   |
| 900105 | Contingency                                   | 498,250.00                        | 539,984.00                        |
| 900201 | Painting - General                            | 171,000.00                        | 176,130.00                        |
|        | Total Reserves                                | 669,250.00                        | 716,114.00                        |
|        | Total Expenses + Total Reserves Contributions | 4,260,440.00                      | 4,342,400.00                      |
|        | Net Income (Profit)/(Loss)                    | 0.00                              | 0.00                              |
|        | Total Homes/Units                             | 558                               | 558                               |
|        | Total Monthly Maintenance Fees                | 640.00                            | 650.00                            |

Rounding approved by the Board of Directors in Budget Meeting.

Approved by:

Date: 10/13/25

 Pres.