

SERENOA LAKES

RURAL HERITAGE ESTATES

Serenoa Lakes Community Association

Minutes of Board of Directors Meeting

Date/Time: November 12, 2025, at 7:00 PM

Location: Dave & Marjorie Anderson residence, 7423 Paurotis Court, Sarasota, FL

The meeting of the Members of Serenoa Lakes Community Association was held on the date and time noted above.

The following Serenoa Lakes Community Association Board Directors were present: VP Steve Lanser, President Dave Anderson, VP Peter Balint, and Secretary René North. Treasurer Maria Theoharides was absent.

Owners in attendance: Marjorie Anderson and Gary North

Call to Order and Roll Call: Director North, Secretary, called the meeting to order at 7:00 PM; she called the role and established that a quorum was achieved with four board directors present.

Proof of Notice: The notice was posted at the entrance of Serenoa Lakes on November 10, 2025, with agenda.

Approval of Meeting Minutes: Director Balint made a ***motion*** to approve the Board meeting minutes of September 17, 2025, with one change. Director Anderson seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North], and the motion carried.

Reports of Officers and Committees:

- **Treasurer's Report:** Director Theoharides' written report is attached to these official minutes; she has resigned from the SLCA Board due to personal circumstances. A copy of the Profit and Loss, Balance Sheet, and Budget vs Actual was provided and is attached to these official minutes.

Reports of Committees:

- Architectural Review Committee (ARC):** Chairperson Marjorie Anderson reported that since our September 17 meeting, only one ARC form was received and approved: Lot #8, 9/25/25, landscape renovation.
- Social Committee Report:** Chairperson Carolyn Mack reported that we are uniting with the residents in Serenoa for the holiday party on December 13 at Heritage Oaks Country Club. We need at least 40 people to participate.
- Landscape Committee Report:** Chairperson Diane Dean reported that we will be getting poinsettias for the front entrance for approximately \$1,900 and adding mulch to the entrance.
- Gate Committee Report:** Director Balint reported that the electronic lock for the pedestrian gate is working well. He also installed a Ring camera overlooking the gate between Serenoa/Serenoa Lakes using the internet from Lot 5 with the owner's permission.
- Sidewalk Committee Report:** Director Balint written report attached. He advised he obtained two estimates to replace multiple sections of the sidewalk in front of our community along Ibis Street on the north side of the entrance. They are a safety hazard and are scheduled to be replaced in November.
- Tree Committee Report:** Director North reported that: (a) a Grand Oak just north of the entrance had to be removed as it was infected with Ganoderma Zonatum, Arborist report attached. The palm tree closest to the tree was also infected (cut down and stump ground). The total cost for cutting down the Grand Oak tree, grinding the stump, removing the infected debris, bleaching the

remains, and the Arborist Report was approximately \$4,000. (b) The palms were trimmed at the front of the entrance; there are only 19 palm trees left. (c) The next set of street oaks to be trimmed will be completed at the end of January 2026.

Unfinished Business:

- a. **Community Directory:** Director North completed the directory. Karie Backman, owner of Lot 90, paid to have them duplicated. Karie will drop them off at Rene's house for distribution.
- b. **Water Use Permit:** Director Anderson reported he continues to work with SWFWMD to obtain permit approval for the four wells.
- c. **SLCA Governing Documents:** Director Anderson reported he has given the attorney a list of the recommended updates. He expected a draft of the modifications to be available by tonight's meeting, but it wasn't. Once received, he will forward to the Board for review.
- d. **C&R Violations:** Director Balint reported Lot 59 is no longer in violation. Lot 37 has completed all the work requested except for replacing a street oak. Once the updated governing docs are approved, this may give our owners options for replacing street oaks.
- e. **Preserve Tract 702 (Behind Lots #17 and #80):** Director Balint reported both owners of Lots 17 and 80 were notified of the expenses they must incur to restore Tract 702. The owners of Lot 17 will comply; the owners of Lot 80 disputed the charges as they already paid approximately \$4,000 a couple of years ago, but the repair did not take. The owners proposed paying the requested amount minus the amount they already paid. *A **motion** to accept the settlement offer for restoration of Tract 702 whereas the owners of Lot 80 pay a portion of the original amount was made by Director Balint; Director Anderson seconded the motion. It was approved by a vote of 3 to 1 [Yes-Lanser, Balint, Anderson; No-North], and the motion carried.*

The budget for Tract 702 Restoration Plan was supplied by Director Balint and is attached to these meeting minutes.

- a. **Tree Limbs and Debris in Lakes:** Director Lanser reported the tree limbs and debris from the 2024 storms were removed from the lakes.

New Business:

- a. **Appoint New Director:** *A **motion** to appoint Steve Schou to the SLCA Board was made by Director Anderson; Director Balint seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North], and the motion carried.*
- b. **2026 Treasurer:** *A **motion** to appoint Steve Schou as the Treasurer of the SLCA Board was made by Director Anderson; Director Balint seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North, Schou], and the motion carried.*
- c. **2026 Proposed Budget:** A review of the 2026 Budget was presented and discussed. *A **motion** to approve the 2026 SLCA Budget was made by Director Anderson; Director Balint seconded the motion. It was unanimously approved [Lanser, Balint, Anderson, North], and the motion carried.*
- d. **Future Project Discussion:**
 1. *A **motion** to approve Cervantes Landscaping Company for the common area landscape maintenance at the same price we are paying our existing company was made by Director Anderson; Director Balint seconded the motion. Discussion ensued. Director North requested a copy of the signed contract to upload to the web portal. The motion was unanimously approved [Lanser, Balint, Anderson, North, Schou], and the motion carried.*
 2. Director Balint voiced concern over the number of golf carts being driven by underage children in our community. He provided a copy of articles where this issue was referenced. He recommends sending a letter and these articles to all owners in Serenoa Lakes.

3. Director Anderson reported that the South Lake water level has been declining. He will send an email to all owners with a full explanation.

Owner Comments/Questions: None.

Date of next Board Meeting: The SLCA Annual Meeting will be Wednesday, December 3, 2025, at 7 PM in Serenoa Golf Club, 6773 Serenoa Drive, Sarasota.

Adjournment: There not being any other business to come before the Board and upon a motion duly made by Director North to adjourn, seconded by Director Balint and unanimously approved [Lanser, Balint, Anderson, North, Schou], the motion carried. The Secretary declared the meeting adjourned at 8:46 PM.

Respectfully submitted,
René North, SCLA Secretary

Attachments:

- Treasurer's Report
- Tree Risk Assessment Report
- Tract 702 Recovery Budget
- 2026 Approved Budget

Approved 5.13.26

SLCA Treasurer's Report November 12, 2025

| | <u>5/28/2025</u> | <u>9/17/2025</u> | <u>11/12/2025</u> | <u>Change</u> |
|--|-------------------|-------------------|-------------------|--------------------|
| <u>Operating Account</u> | | | | |
| Checking - BOA Acct #7688 | \$ 85,681 | \$ 54,353 | \$ 39,353 | \$ (15,000) |
| <u>Reserves</u> | | | | |
| Assessment Reserves BOA - Acct #6836 | 21,437 | 16,365 | 12,954 | \$ (3,411) |
| Major Expense Reserves - BOA Acct #8381 | \$ 22,450 | \$ 6,519 | \$ 13,754 | \$ 7,235.00 |
| Major Expense Reserves EJ Acct #2880 | \$ 15,491 | \$ 16,249 | \$ 221 | \$ (16,028) |
| Total Major Expense Reserves | \$ 37,941 | \$ 22,768 | \$ 13,974 | \$ (8,793) |
| Mailbox Reserves - BOA Acct #6813 | \$ 3,578 | \$ 3,578 | \$ 3,578 | \$ - |
| Mailbox Reserves EJ Acct #2881 | \$ 87,375 | \$ 87,648 | \$ 87,652 | \$ 4 |
| Total Mailbox Reserves | \$ 90,953 | \$ 91,226 | \$ 91,230 | \$ 4 |
| Paving Reserves - BOA Acct #6826 | \$ 8,331 | \$ 8,331 | \$ 8,331 | \$ - |
| Paving Reserves EJ Acct #2833 | \$ 237,192 | \$ 247,942 | \$ 248,072 | \$ 131 |
| Total Paving Reserves | \$ 245,523 | \$ 256,273 | \$ 256,403 | \$ 131 |
| Restorative Reserves - BOA Acct #4992 | \$ 19,432 | \$ 19,432 | \$ 18,632 | \$ (800) |
| Total Reserves | \$ 415,285 | \$ 406,063 | \$ 393,194 | \$ (12,869) |
| Bank of America | \$ 160,909 | \$ 108,577 | \$ 96,602 | \$ (11,975) |
| Total Edward Jones | \$ 340,058 | \$ 351,838 | \$ 335,945 | \$ (15,893) |
| Total Funds | \$ 500,966 | \$ 460,416 | \$ 432,547 | \$ (27,868) |

Note: The Gate Reserves account name was changed to Major Expenses Reserves to reflect its true purpose

Management Report

Serenoa Lakes Community Association, Inc.

For the period ended October 31, 2025

Prepared by

Jan Sivek

Prepared on

November 4, 2025

Profit and Loss

October 2025

| | | Total |
|---|------------------|-----------------------|
| | Oct 2025 | Jan - Oct, 2025 (YTD) |
| INCOME | | |
| 6001 Maintenance Fee Income | 11,385.00 | 116,095.00 |
| 6008 Entry Gate Remote Income | | 140.00 |
| 6015 Late Fee Income | | 25.00 |
| 6050 Other Income | | 40.00 |
| Total Income | 11,385.00 | 116,300.00 |
| GROSS PROFIT | 11,385.00 | 116,300.00 |
| EXPENSES | | |
| 7000 ENTRY AREA | | |
| 7001 Electric | 466.93 | 16,009.95 |
| 7003 Telephone | 55.95 | 539.50 |
| 7005 Gate Area Maintenance | | 49.12 |
| 7012 Lighting Maint Gate/Streets | | 259.20 |
| 7013 New Plants/Labor | | 1,370.00 |
| 7015 Seasonal Plants/Decorations | | 14.00 |
| 7016 Entry Way Enhancement | | 4,444.94 |
| 7020 Security System Maintenance | | 474.75 |
| Total 7000 ENTRY AREA | 522.88 | 23,161.46 |
| 7030 COMMON AREA MAINTENANCE | | |
| 7031 Grounds Maintenance | | |
| 7032 Fertilization | | 6,249.00 |
| 7035 Irrigation Service & Repair | 24.00 | 1,839.00 |
| 7044 Mowing -Wetland/Extended Servic | 1,425.00 | 7,410.00 |
| 7045 Mowing -Common Areas | 2,150.00 | 18,390.00 |
| 7047 Tree Trimming | | 13,280.00 |
| Total 7031 Grounds Maintenance | 3,599.00 | 47,168.00 |
| 7050 Lake Maintenance | | |
| 7052 Lake Quality & Plant Control | 1,070.00 | 5,820.00 |
| Total 7050 Lake Maintenance | 1,070.00 | 5,820.00 |
| Total 7030 COMMON AREA MAINTENANCE | 4,669.00 | 52,988.00 |
| 8000 PROFESSIONAL | | |
| 8052 Accounting & Supplies | 600.00 | 4,571.25 |
| 8075 Insurance | | 4,901.46 |
| 8085 Legal | | 4,000.00 |
| 8098 Tax preparation | | 195.00 |
| Total 8000 PROFESSIONAL | 600.00 | 13,667.71 |

| | | Total |
|---|-------------------|------------------------------|
| | Oct 2025 | Jan - Oct, 2025 (YTD) |
| 9000 OTHER INCOME & EXPENSES | | |
| 9003 Social Function Expenses | | 1,015.00 |
| 9010 Contingencies | | 39.71 |
| 9020 Upkeep of Preserve Area Roeb Ct | | 910.00 |
| 9050 Storage Facility SLCA | 285.00 | 285.00 |
| Total 9000 OTHER INCOME & EXPENSES | 285.00 | 2,249.71 |
| Total Expenses | 6,076.88 | 92,066.88 |
| NET OPERATING INCOME | 5,308.12 | 24,233.12 |
| NET INCOME | \$5,308.12 | \$24,233.12 |

Balance Sheet

As of October 31, 2025

| | Total |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| 1001 BOA Checking 7688 - Operating | 46,893.12 |
| 1030 BOA 8381 - Major Reserves | 13,753.91 |
| 1040 BOA 6826 - Paving Reserves | 8,330.99 |
| 1060 BOA 6813 - Mailbox/Lighting Res | 3,577.85 |
| 1070 BOA 4992 - Restoration Reserves | 18,631.98 |
| 1080 BOA 6836 - Special Assessment | 12,954.00 |
| 1100 Edward Jones CD Accounts | 0.00 |
| 1101 Major Area Reserve -CD (22880) | 220.55 |
| 1102 Paving Reserve -CD (22833) | 248,113.39 |
| 1103 Mailbox/Light reserve-CD(22881) | 87,691.16 |
| Total 1100 Edward Jones CD Accounts | 336,025.10 |
| Total Bank Accounts | 440,166.95 |
| Accounts Receivable | |
| 1200 Accounts Receivable -Members | 276.36 |
| Total Accounts Receivable | 276.36 |
| Total Current Assets | 440,443.31 |
| TOTAL ASSETS | \$440,443.31 |

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

| | |
|--------------------------------------|-------------|
| 4004 Prepaid Maintenance Fees | 22,770.00 |
| 4020 Special Assess-Shoreline/Lake | 0.00 |
| 4021 Shoreline Restoration-Funding | 750,720.00 |
| 4023 Shore/Lake Restoration Expenses | -737,766.00 |

Total 4020 Special Assess-Shoreline/Lake **12,954.00**

Total Other Current Liabilities **35,724.00**

Total Current Liabilities **35,724.00**

Long-Term Liabilities

| | |
|-------------------------------------|------------|
| 4030 Paving & Sidewalk Reserve | 0.00 |
| 4031 1999/2024 Prior Years Equity | 210,155.62 |
| 4031.5 Prior years Account Interest | 12,930.61 |
| 4032 Current Year Paving Funding | 23,000.00 |
| 4035 Current year Account Interest | 10,358.15 |

Total 4030 Paving & Sidewalk Reserve **256,444.38**

4050 Major Area Reserve 0.00

| | Total |
|---|---------------------|
| 4055 2004/2024 Prior Years Equity | 19,487.20 |
| 4055.5 Prior years Account Interest | 1,233.37 |
| 4056 Current Yr Major Area Funding | 18,400.00 |
| 4057 Current Yr Major Area Expensing | -25,842.05 |
| 4059 Current year Account Interest | 695.94 |
| Total 4050 Major Area Reserve | 13,974.46 |
| 4070 Mailbox / Post Lighting Reserve | 0.00 |
| 4071 2011/2024 Prior Years Equity | 79,230.73 |
| 4071.5 Prior years Account Interest | 4,935.41 |
| 4072 Current Yr Mailbox / Post Funding | 4,600.00 |
| 4075 Current year Account Interest | 2,502.87 |
| Total 4070 Mailbox / Post Lighting Reserve | 91,269.01 |
| 4080 Restorative Reserve | 0.00 |
| 4081 2023/2024 Prior Years Equity | 10,231.98 |
| 4082 Current Yr Restorative Funding | 9,200.00 |
| 4083 Current Yr Restorative Expense | -800.00 |
| Total 4080 Restorative Reserve | 18,631.98 |
| Total Long-Term Liabilities | 380,319.83 |
| Total Liabilities | 416,043.83 |
| Equity | |
| 5059 Retained Earnings | 166.36 |
| Net Income | 24,233.12 |
| Total Equity | 24,399.48 |
| TOTAL LIABILITIES AND EQUITY | \$440,443.31 |

Budget vs Actual

January - October, 2025

| | Actual | Budget | over Budget | Total % of Budget |
|---|-------------------|-------------------|-------------------|----------------------|
| INCOME | | | | |
| 6001 Maintenance Fee Income | 116,095.00 | 143,865.00 | -27,770.00 | 80.70 % |
| 6008 Entry Gate Remote Income | 140.00 | | 140.00 | |
| 6050 Other Income | 40.00 | | 40.00 | |
| Unapplied Cash Payment Income | 0.00 | | 0.00 | |
| Total Income | 116,275.00 | 143,865.00 | -27,590.00 | 80.82 % |
| GROSS PROFIT | 116,275.00 | 143,865.00 | -27,590.00 | 80.82 % |
| EXPENSES | | | | |
| 7000 ENTRY AREA | | | | |
| 7001 Electric | 16,009.95 | 6,000.02 | 10,009.93 | 266.83 % |
| 7003 Telephone | 539.50 | 487.52 | 51.98 | 110.66 % |
| 7004 Entry Way Flags | | 112.50 | -112.50 | |
| 7005 Gate Area Maintenance | 49.12 | 1,125.00 | -1,075.88 | 4.37 % |
| 7010 Guard House Maintenance | | 239.99 | -239.99 | |
| 7011 Guard House Pest Control | | 225.00 | -225.00 | |
| 7012 Lighting Maint Gate/Streets | 1,907.00 | 1,200.01 | 706.99 | 158.92 % |
| 7013 New Plants/Labor | 4,370.00 | 1,875.01 | 2,494.99 | 233.07 % |
| 7015 Seasonal Plants/Decorations | 14.00 | 374.99 | -360.99 | 3.73 % |
| 7016 Entry Way Enhancement | 4,444.94 | 1,499.99 | 2,944.95 | 296.33 % |
| 7020 Security System Maintenance | 474.75 | 374.99 | 99.76 | 126.60 % |
| Total 7000 ENTRY AREA | 27,809.26 | 13,515.02 | 14,294.24 | 205.77 % |
| 7030 COMMON AREA MAINTENANCE | | | | |
| 7031 Grounds Maintenance | | | | |
| 7032 Fertilization | 6,249.00 | 4,687.51 | 1,561.49 | 133.31 % |
| 7035 Irrigation Service & Repair | 1,839.00 | 1,499.99 | 339.01 | 122.60 % |
| 7041 Sidewalk/Curb/Gutter Cleaning | | 3,000.01 | -3,000.01 | |
| 7043 Sidewalk Maint & Repair | | 3,749.99 | -3,749.99 | |
| 7044 Mowing -Wetland/Extended Servic | 7,410.00 | 8,100.00 | -690.00 | 91.48 % |
| 7045 Mowing -Common Areas | 18,390.00 | 19,350.00 | -960.00 | 95.04 % |
| 7046 Mulch | | 6,075.00 | -6,075.00 | |
| 7047 Tree Trimming | 13,280.00 | 11,250.00 | 2,030.00 | 118.04 % |
| Total 7031 Grounds Maintenance | 47,168.00 | 57,712.50 | -10,544.50 | 81.73 % |
| 7050 Lake Maintenance | | | | |
| 7052 Lake Quality & Plant Control | 5,820.00 | 4,500.00 | 1,320.00 | 129.33 % |
| Total 7050 Lake Maintenance | 5,820.00 | 4,500.00 | 1,320.00 | 129.33 % |
| Total 7030 COMMON AREA MAINTENANCE | 52,988.00 | 62,212.50 | -9,224.50 | 85.17 % |
| 8000 PROFESSIONAL | | | | |

| | | | | Total |
|---|-------------------|--------------------|----------------------|-----------------|
| | Actual | Budget | over Budget | % of Budget |
| 8052 Accounting & Supplies | 4,946.25 | 3,749.99 | 1,196.26 | 131.90 % |
| 8075 Insurance | 4,901.46 | 3,749.99 | 1,151.47 | 130.71 % |
| 8085 Legal | 4,000.00 | 5,250.01 | -1,250.01 | 76.19 % |
| 8095 Office Supplies | | 187.51 | -187.51 | |
| 8098 Tax preparation | 195.00 | 187.51 | 7.49 | 103.99 % |
| 8099 Taxes | 3,500.00 | 2,624.99 | 875.01 | 133.33 % |
| 8100 Printing -Meetings & Functions | | 187.51 | -187.51 | |
| 8110 Florida Corp Filling Fee | | 150.00 | -150.00 | |
| 8150 Web Site Expenses | | 187.51 | -187.51 | |
| Total 8000 PROFESSIONAL | 17,542.71 | 16,275.02 | 1,267.69 | 107.79 % |
| 9000 OTHER INCOME & EXPENSES | | | | |
| 9003 Social Function Expenses | 1,015.00 | 2,624.99 | -1,609.99 | 38.67 % |
| 9010 Contingencies | 7,989.71 | 3,749.99 | 4,239.72 | 213.06 % |
| 9015 Wild Hog Control | | 2,250.00 | -2,250.00 | |
| 9020 Upkeep of Preserve Area Roeb Ct | 910.00 | 1,875.01 | -965.01 | 48.53 % |
| 9050 Storage Facility SLCA | 285.00 | | 285.00 | |
| Total 9000 OTHER INCOME & EXPENSES | 10,199.71 | 10,499.99 | -300.28 | 97.14 % |
| Total Expenses | 108,539.68 | 102,502.53 | 6,037.15 | 105.89 % |
| NET OPERATING INCOME | 7,735.32 | 41,362.47 | -33,627.15 | 18.70 % |
| NET INCOME | \$7,735.32 | \$41,362.47 | \$ -33,627.15 | 18.70 % |



Tree Risk Assessment

Location: Serenoa Lakes Community Association. North side of entrance, intersection of Ibis Street and Areca Boulevard

Species: *Quercus virginiana* (Live Oak)

Diameter (est.): 32 inches DBH

Assessor: Kelli Green, ISA Certified Arborist WE-8852A

Date: November 4, 2025

Observation

The subject Live Oak exhibits significant basal decay extending up the main trunk, with evident structural cavities and fruiting bodies of *Ganoderma zonatum*. The decay extends approximately one-third around the base circumference, with deep, decomposed wood tissues visible beneath the bark. Fruiting bodies (conks) are actively forming, indicating internal colonization of lignin-decaying fungus. The surrounding soil and buttress roots appear compacted, and the tree leans slightly toward the adjacent pond. Historical evidence suggests the tree was struck by a vehicle about 20 years ago, initiating long-term wounding that likely allowed fungal colonization.

The canopy retains moderate density but shows signs of decline stress—reduced vigor, dieback in inner canopy, and irregular shoot growth. The environment includes constant pedestrian traffic and maintained turf within a common-area greenbelt adjacent to a water body.



Analysis

Ganoderma zonatum causes butt rot, a progressive and irreversible decay of the lower trunk and root flare. As the fungus advances, structural integrity is compromised—especially at the tension side of the trunk. Given the visible conks and hollowing, the extent of internal decay likely exceeds 40–50% of cross-sectional strength. Given the proximity to a

maintained walking path and vehicle entrance area, the target occupancy is rated high and the failure consequences severe (potential property damage or injury).

Risk Rating

- Likelihood of failure: Probable
- Likelihood of impact: High
- Consequences: Severe
- Overall risk rating: High (unacceptable risk for target zone)

Mitigation

- Immediate recommendation: Removal of the affected Live Oak due to irreversible basal decay and Ganoderma colonization.
- Root-zone sanitation: Remove stump and infected wood to reduce inoculum presence.
- Replanting: Recommended replacement with a different species resistant to Ganoderma, such as *Quercus geminata* (Sand Live Oak) or *Magnolia grandiflora* (Southern Magnolia) in the Fall of 2026.
- Monitoring: Adjacent oaks along the same corridor should be periodically inspected for early conk formation or basal swelling, as Ganoderma spores are windborne and soil-borne.

Summary

The tree has endured multiple hurricanes and long-term stress since the historic impact wound, but current fungal decay has reached a terminal stage. Structural failure at the base is likely under wind load or saturated soil conditions. Recommendation: removal due to high-risk status and public exposure.

A handwritten signature in black ink, appearing to read "K.A.G." followed by a stylized flourish.

Kelli Green

ISA Certified Arborist WE-8852A

SLCA Tract 702 Restoration

| | <u>Cost/Contr.</u> | <u>2025</u> | <u>2026</u> | <u>2027</u> |
|--|---------------------|----------------------|---------------------|--------------------|
| 1.0 Preservation Area Restoration Activities | | | | |
| 1.1 Initial Upalnd Buffer Management | | | | |
| Eastern Buffer (Soule) | \$ 3,325.00 | \$ 3,325.00 | | |
| Western Buffer (Mc Swain) | \$ 2,225.00 | \$ 2,225.00 | | |
| 1.2 Planting of the Preserve Areas | | | | |
| Eastern Buffer (Soule) | \$ 5,250.00 | | \$ 5,250.00 | |
| Western Buffer (Mc Swain) | \$ 4,150.00 | | \$ 4,150.00 | |
| 2.0 Ongoing Preserve Restoration Area Maintenance | | | | |
| Eastern Buffer (Soule) 6 x \$450 | \$ 2,700.00 | | \$ 2,700.00 | \$ 2,700.00 |
| Western Buffer (Mc Swain) 6 x \$450 | \$ 2,700.00 | | \$ 2,700.00 | \$ 2,700.00 |
| 3.0 Compliance Monitoring | | | | |
| 3.1 Time Zero Report | \$ 1,500.00 | | \$ 1,500.00 | |
| 3.2 Annual Monitoring & Reporting | \$ 1,075.00 | | | \$ 1,075.00 |
| Total cost | \$ 22,925.00 | \$ 5,550.00 | \$ 16,300.00 | \$ 6,475.00 |
| McSwain Contribution | \$ 1,817.76 | | | |
| Soule Contribution | \$ 8,575.00 | \$ - | \$ - | \$ - |
| Total after owner contribution | \$ 10,392.76 | \$ (4,842.76) | \$ 11,457.24 | \$ 6,475.00 |

| Acct # | Budget Line Item | 2025 Budget | 2026 Budget |
|---------------------------------------|---|-------------|-------------|
| 7001 | Electric | \$ 8,000 | \$ 18,000 |
| 7003 | Telephone | \$ 650 | \$ 650 |
| 7004 | Entry Way Flags | \$ 150 | \$ 100 |
| 7005 | Gate Maintenance & Repair | \$ 1,500 | \$ 1,500 |
| 7010 | Guard House Maintenance & Repair | \$ 320 | \$ 250 |
| 7011 | Guard House Pest Control | \$ 300 | \$ - |
| 7012 | Lighting Maintenance/Street Lights | \$ 1,600 | \$ 1,000 |
| 7013 | New Common Area Plants | \$ 2,500 | \$ 4,000 |
| 7015 | Seasonal Decorations | \$ 500 | \$ 200 |
| 7016 | Entry Way Enhancement | \$ 2,000 | \$ 3,000 |
| 7020 | Security Camera System Maint./Additions | \$ 500 | \$ 500 |
| NEW | Security Committee | | \$ 1,000 |
| <u>Common Area Maintenance</u> | | | |
| 7032 | Fertilizing | \$ 6,250 | \$ 6,250 |
| 7035 | Irrigation System Maintenance & Repair | \$ 2,000 | \$ 2,000 |
| 7041 | Sidewalk/Curb/Gutter Cleaning | \$ 4,000 | \$ 4,200 |
| 7043 | Sidewalk Repair & Maintenance | \$ 5,000 | \$ 6,000 |
| 7044 | Mowing -Wetlands/Outparcel | \$ 10,800 | \$ 10,800 |
| 7045 | Mowing -Common Area | \$ 25,800 | \$ 25,800 |
| 7046 | Mulch | \$ 8,100 | \$ 8,100 |
| 7047 | Tree Trimming | \$ 15,000 | \$ 14,000 |
| 7049 | Backflow Preventer Testing | - | \$ - |
| 7052 | Lake Water Quality/Plant Control | \$ 6,000 | \$ 6,800 |
| 7057 | Lake Fountain Maintenance Contract/Repair | - | \$ 2,000 |
| 7059 | Lake Plants and Fish | - | \$ - |
| 7060 | Water Augmentation Fees | - | \$ - |
| <u>Professional</u> | | | |
| 8000 | Other Professional | - | \$ - |
| 8052 | Accounting Services | \$ 5,000 | \$ 7,200 |
| 8058 | Bank Fees | - | \$ - |
| 8075 | Insurance | \$ 5,000 | \$ 5,200 |
| 8085 | Legal | \$ 7,000 | \$ 5,000 |
| 8095 | Office Supplies | \$ 250 | \$ 250 |
| 8098 | Tax Preparation | \$ 250 | \$ 250 |
| 8099 | Taxes | \$ 3,500 | \$ 2,500 |
| 8100 | Printing - Meeting & Functions | \$ 250 | \$ 100 |
| 8110 | Filing Fees/Annual Report | \$ 150 | \$ 150 |
| 8150 | Website | \$ 250 | \$ 500 |
| <u>Other Expenses</u> | | | |
| 9003 | Social Expenses | \$ 3,500 | |
| 9020 | Tract 702 Restoration | \$ 2,500 | \$ 11,500 |
| 9015 | Wild Hog Control | \$ 3,000 | \$ - |

| Acct # | Budget Line Item | 2025 Budget | 2026 Budget |
|---------------|---|--------------------|--------------------|
| 9010 | Contingency | \$ 5,000 | \$ 5,000 |
| 9001 | Upkeep of Foreclosed Properties | - | - |
| 9050 | Storage Facility SLCA Records & Equipment | - | \$ 660 |
| | Total Operating Budget | \$ 136,620 | \$ 154,460 |
| 1040 | Paving Reserve | \$ 23,000 | \$ 23,000 |
| 1030 | Major Expenses | \$ 18,400 | \$ 18,400 |
| 1060 | Mailbox/Lamppost Reserve | \$ 4,600 | \$ 4,600 |
| 1070 | Restorative Reserve | \$ 9,200 | \$ 9,200 |
| 1090 | Special Assessment | - | \$ - |
| | Total Reserves Funds | \$ 55,200 | \$ 55,200 |
| | TOTAL OPERATING AND RESERVE FUNDS: | \$ 191,820 | \$ 209,660 |
| | Assessment per Household | \$ 2,085 | \$ 2,279 |
| | Percentage difference: | | 9% |