

MANHATTAN TOWNHOMES OWNERS ASSOCIATION, INC.

94 UNITS

JANUARY 1 2026 to DECEMBER 31 2026 APPROVED BUDGET

ACCT	REVENUE	2025 APPROVED ANNUAL BUDGET	2025 Estimated ANNUAL BUDGET	2026 APPROVED BUDGET
4010	Unit Maintenance Fees	\$400,923	\$403,067	\$412,202
	TOTAL REVENUE	\$400,923	\$403,067	\$412,202
	OPERATING EXPENSES			
5010	Administrative	\$4,650	\$4,750	\$4,750
5300	Insurance (Casualty) 3/18 & 5/27	\$148,500	\$138,845	\$129,192
5400	Lawn Service Contract	\$16,600	\$16,620	\$20,020
	Termites	\$0	\$0	\$16,500
5410	Tree Trimming	\$0	\$5,000	\$3,000
5420	Landscaping & Mulch	\$0	\$6,000	\$3,000
5600	Lic/Permit Fees	\$300	\$300	\$300
5800	Management Fee 12/2028	\$9,600	\$10,800	\$10,800
5900	Professional- Legal- Compilation	\$13,128	\$2,888	\$7,500
6100	Repair/Maintenance - Gen	\$16,500	\$21,370	\$15,584
	Pressure washing	\$0	\$0	\$2,500
	Cleaning of the Gutters	\$0	\$0	\$3,000
6110	Lift Stations	\$0	\$6,000	\$5,000
6200	Pool Service	\$5,750	\$5,751	\$7,944
6220	Security Camera	\$0	\$0	\$0
7000	Utilities - Electric (TECO)	\$10,800	\$9,043	\$10,800
7003	Utilities - Trash	\$32,500	\$30,693	\$32,500
7004	Utilities - Water	\$73,500	\$75,912	\$75,500
	TOTAL OPERATING EXPENSES	\$331,828	\$333,972	\$347,890
	RESERVES			\$0
9010	Reserves Painting	\$8,663	\$8,663	\$10,080
9020	Reserves Paving/Seal Coat	\$20,350	\$20,350	\$15,635
9030	Reserves Roofing	\$17,687	\$17,687	\$8,566
9090	Reserves Pool	\$633	\$633	\$16,231
9100	Reserves Deferred	\$21,762	\$21,762	\$13,800
	TOTAL RESERVES	\$69,095	\$69,095	\$64,312
	TOTAL EXPENSES	\$400,923	\$403,067	\$412,202

APPROVED -2026 Maintenance Fee \$365

11/8/2025

RESERVE ANALYSIS
MANHATTAN TOWNHOMES OWNERS ASSOCIATION, INC.
January 1st 2026 through December 31st 2026

RESERVES	Current Replacement cost	Current reserve through 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully funded amount	2026 APPROVED ANNUAL BUDGET
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Painting / Buildings	\$95,000	\$14,359	9	6	\$80,641	\$10,080	\$10,080
Paving / Seal Coat	\$83,600	\$36,695	9	3	\$46,905	\$15,635	\$15,635
Roofing	\$355,000	\$95,071	14	13	\$259,929	\$18,566	\$8,566
Pool	\$36,000	\$17,307	9	2	\$18,693	\$6,231	\$16,231
Deferred Maintenance		\$52,670			\$0	\$ 15,000	\$13,800

TOTALS	\$569,600	\$216,102			\$406,168	\$65,512	\$64,312
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