

**CAROLINA MAINTENANCE ASSOCIATION**  
 Approved Operating Budget  
 January 1, 2026 through December 31, 2026

2026 Budget	
Management Fee	57,573
Accounting	1,000
Legal	3,440
Insurance	95,000
Office Exp/Postage	7,000
Bad Debt	1,000
Electricity	18,000
Repairs & Maintenance	5,000
Tree Trimming	9,000
Holiday Lights	12,000
Landscape Contract	45,089
Landscape Plants/Rep.	10,000
Fert / Pest Control	10,500
Irrigation Repairs	5,000
Lake Maintenance	35,000
Fountain Maint.	5,000
Reserves-Def. Maint.	17,050
<b>Total Expenses/Income</b>	<b>\$336,652</b>
<b>Maint Fee Per Home</b>	<b>\$160</b>
<b>Maint fee Apartments</b>	<b>\$80.00</b>

<b>HOMES IN CAROLINA MAINTENANCE (1803)</b>	<b>\$288,490.28</b>
<b>UNITS IN FAIRWAYS @ CAROLINA (APT. RENTALS 208)</b>	<b>\$16,640.59</b>
<b>UNITS IN PINEBROOK POINT(APT. RENTALS 394)</b>	<b>\$31,521.12</b>
	<b><u>\$336,652.00</u></b>

**RESERVE SUMMARY**

<u>DESCRIPTION</u>	<u>ESTIMATED LIFE (IN YEARS)</u>	<u>ESTIMATED REPLACEMENT COST</u>	<u>ESTIMATED REMAINING USEFUL LIFE</u>	<u>ESTIMATED BALANCE 12/31/2025</u>	<u>AMOUNT TO FULLY FUND</u>	<u>2025 FUNDING</u>
Monument Signs	20	\$25,000	17	\$2,631.00	\$22,369	\$1,315.82
Fountain	8	\$20,000	2	\$17,741.00	\$2,259	\$1,129.50
Lake & Waterway Drainage	4	\$45,000	0	\$46,250.00	0	\$0.00
Unallocated Reserves				\$144,126.00	0	\$7,955.00
Self Insured				<u>\$26,650.00</u>	<u>0</u>	<u>\$6,650.00</u>
				<u>\$237,398.00</u>	<u>\$24,628</u>	<u>\$17,050</u>