

KARANDA VILLAGE IV CONDO ASSOC.		142 Units	12/14/2025
COMMON AREA			
APPROVED OPERATING BUDGET 2026			
<i>January 1-December 31, 2026</i>			
		<u>Common Area</u>	
	APPROVED	APPROVED	
	BUDGET	BUDGET	
	2025	2026	
REVENUE			
Maintenance Fees	544,745	535,029	
TOTAL REVENUE	544,745	535,029	
ADMINISTRATION			
Management Fee	30,672	34,080	
Audit Fees-C PA	5,000	5,000	
Legal Fees	5,000	2,500	
Licenses,Permits & Fees	600	600	
Corp Annual Report	62	62	
Professional Fees	6,000	3,000	
40 Year Certification	5,000	-	
Printing,Postage,Mail	500	500	
Bulk Mailings	500	500	
Office Expense	500	500	
TOTAL ADMINISTRATION	53,834	46,742	
POOL			
Pool Service	5,400	5,400	
Pool Repairs	2,000	2,000	
TOTAL POOL	7,400	7,400	
INSURANCE			
Insurance	254,400	228,000	
TOTAL INSURANCE	254,400	228,000	
UTILITIES			
Electric	8,200	8,200	
Water & Sewer	3,025	3,025	
Trash Removal/Recycle	38,300	38,300	
TOTAL UTILITIES	49,525	49,525	

MAINTENANCE/REPAIRS			
Tree Trimming.Repl	14,000		15,000
Tree Projects	-		
Landscaping/Tree Removal	2,500		5,000
Irrigation System Repairs	9,000		9,000
Fire Extinguishers Maint	1,000		1,000
General Maintenance	12,000		15,000
Sidewalk/cement repair	-		-
Gutter Cleaning	5,000		5,000
Backflow -Inspec/Repairs	500		1,500
Plumbing/Tunnel Project	-		1,000
Electrical Repairs	-		1,000
Dumpster Repair	-		
TOTAL MAINTENANCE/REPAIRS	44,000		53,500
CONTRACTS			
Lawn Maintenance	60,000		60,000
Security Service	6,000		6,000
Pest Control/Lawn/Rodent	9,000		7,500
Whitefly Treatment- Qtr	2,000	-	-
Janitorial Services	56,160		60,320
TOTAL CONTRACTS	133,160		133,820
OPERATING EXPENSES	542,319		518,987
CONTRACT LIABILITIES/RESERVES			
Pool- Marciting	-	-	5,024
Paving/Sealcoating	546		1,600
Painting			2,632
Restoration	1,880		1,589
Deferred Maintrnance			5,197
TOTAL CONTRACT LIABILITIES	2,426		16,042
RESERVES			
OPERATING EXP W/CONTLIAB	544,745		535,029
Condo A-62%	337,742		331,718
Condo B- 21%	114,396		112,356
Condo C 17%	92,607		90,955
	544,745		535,029

KARANDA VILLAGE IV CONDO ASSOC.		88 Units	12/14/2025
CONDO A			
APPROVED OPERATING BUDGET 2026			
<i>January - December 31, 2026</i>		Condo A	
	APPROVED BUDGET 2025	APPROVED BUDGET 2026	
REVENUE			
Maintenance Fees	126,665	147,603	
Common Area Fees	337,742	331,718	
Spec Assmt Inc	-	-	
TOTAL REVENUE	464,407	479,321	
ADMINISTRATION			
Annual Condo Dues	352	352	
Professional Fees	1,000	1,000	
Bad Debt Expense	2,000	2,000	
TOTAL ADMINISTRATION	3,352	3,352	
UTILITIES			
Electric	5,000	5,000	
Water & Sewer	62,000	62,000	
Fire Inspection/Water Dept	500	500	
TOTAL UTILITIES	67,500	67,500	
MAINTENANCE/REPAIRS			
General Maintenance	3,733	4,000	
Gutter Cleaning	-	-	
Roof Repairs	-	-	
Backflow Inspec/Repairs	1,000	1,000	
Deferred Maintenance	6,236	1,000	
TOTAL MAINTENANCE/REPAIRS	10,969	6,000	
OPERATING EXPENSES	81,821	76,852	
CONTRACT LIABILITIES/RESERVE			
Paving	2,899	9,499	
Roofs	30,886	33,975	
Paint	-	-	
Plumbing & Electrical	-	7,000	
Restoration	11,059	18,471	
Deferred Maintenance	-	1,806	
TOTAL CONTRACT LIABILITIES	44,844	70,751	
RESERVES			
OPERATING EXP W/ CONTLIAB	126,665	147,603	
COMMON AREA -CONDO A	337,742	331,718	
TOTAL FUNDING W/COMMON AREA	464,407	479,321	

Maintenance	2025	2026		
Condo A	\$ 120	\$ 140		
CA Dues	\$ 320	\$ 314		
TOTAL	\$ 440	\$ 454		

KARANDA VILLAGE IV CONDO ASSOC.		30 Units	12/14/2025
CONDO B			
APPROVED OPERATING BUDGET 2026			
<i>January 1-December 31, 2026</i>		Condo B	
	APPROVED BUDGET 2025	APPROVED BUDGET 2026	
REVENUE			
Maintenance Fees	52,441	84,878	
Common Area Fees	114,396	112,356	
TOTAL REVENUE	166,837	197,234	
ADMINISTRATION			
Annual Condo Dues	120	120	
Bad Debt Expense	500	500	
TOTAL ADMINISTRATION	620	620	
UTILITIES			
Electric	1,150	1,150	
Water & Sewer	23,550	23,550	
Fire Inspections/Water Dep	350	350	
TOTAL UTILITIES	25,050	25,050	
MAINTENANCE/REPAIRS			
General Maintenance	2,000	2,000	
Backfloe Inspec/Repairs	420	420	
Deferred Maintenance	3,482	3,583	
TOTAL MAINTENANCE/REPAIRS	5,902	6,003	
OPERATING EXPENSES	31,572	31,673	
CONTRACT LIABILITIES/RESERVE			
Paving	3,727	2,575	
Roofs	16,221	-	
Roof/ Payback Condo A	-	38,696	
Paint	343	-	
Plumbing& Electrical	-	5,250	
Restoration	578	3,941	
Deferred Maintenance	-	2,743	
	20,869	53,205	
TOTAL CONTRACT LIABILITIES			
RESERVE	52,441	84,878	
OPERATING EXP W/CONTLIAB	114,306	112,356	
COMMON AREA-CONDO B			
	166,837	197,234	
TOTAL FUNDING W/COMMON AREA			

	2025		2025		
Maintenance					
Condo B	\$ 142		\$ 129		
Condo B- Roof Loan	\$ -	-	\$ 107		
CA Dues	\$ 316		\$ 312		
TOTAL	\$ 460		548		

KARANDA VILLAGE IV CONDO ASSOC.		24 Units	12/14/2025
CONDO C			
APPROVED OPERATING BUDGET 2026			
<i>January 1- December 31, 2026</i>		Condo C	
	APPROVED BUDGET 2025	APPROVED BUDGET 2026	
REVENUE			
Maintenance Fees	29,904	43,815	
Common Area Fees	92,604	90,955	
TOTAL REVENUE	122,508	134,770	
ADMINISTRATION			
Annual Condo Dues	96	96	
Bad Debt Expense	500	500	
TOTAL ADMINISTRATION	596	596	
UTILITIES			
Electric	1,400	1,400	
Water & Sewer	15,875	15,875	
Fire Inspections/Water Dept	175	175	
TOTAL UTILITIES	17,450	17,450	
MAINTENANCE/REPAIRS			
General Maintenance	650	650	
Backflow Inspec/Repairs	100	100	
Deferred Maintenance	437	437	
TOTAL MAINTENANCE/REPAIRS	1,187	1,187	
OPERATING EXPENSES	19,233	19,233	
CONTRACT LIABILITIES			
Paving	3,539	1,656	
Roofs	4,861	-	
Roof/Payback Condo A	-	9,563	
Paint	-	1,817	
Plumbing & Electrical	-	2,933	
Restorations	2,271	8,399	
Deferred Maintenance		214	
TOTAL CONTRACT LIABILITIES	10,671	24,582	
OPERATING EXP W/CONTLIAB	29,904	43,815	
COMMON AREA-CONDO C	92,607	90,955	
TOTAL FUNDINGW/COMMON AREA	122,511	134,770	

Maintenance	2025	2026
Condo C	\$ 104	\$ 119
Condo C Roof Loan	\$ -	\$ 33
CA Dues	\$ 322	\$ 316
TOTAL	\$ 426	\$ 468