

Cavastead Homeowners Association Inc.
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Professionally managed by  **RealManage**

October 07, 2025

Dear Member,

The Board of Directors of Cavastead Homeowners Association Inc. has signed a resolution to approve the assessment rate(s) and the annual budget for the 2026 fiscal year.

The assessment rate(s) will remain the same for the 2026 fiscal year. The assessment rates for the 2026 fiscal year are effective as of January 01, 2026:

The COMMON AREA assessment rate for the upcoming fiscal year remains the same as last year and will be billed at \$77.00 per month.

The TOWNHOME + COMMON AREA assessment rate for the upcoming fiscal year remains the same as last year and will be billed at \$137.00 per month.

Assessments are invoiced by Coupons.

As a reminder, you can access your account, register for the ACH assessment payment option, and access other association information using the RealManage Resident Portal at www.realmanage.com.

The Annual Budget for the 2026 fiscal year is attached.

Sincerely,

Cavastead Homeowners Association Inc. Board of Directors

Annual Budget - Resident Budget Package



Cavastead Homeowners Association Inc.

Annual Budget for Fiscal Year 2026



Prepared on: 10/7/2025

Cavastead Homeowners Association Inc.
Annual Budget - Resident Budget Package
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RealManage is pleased to deliver this Annual Budget - Resident Budget Package , which has been prepared for use by the Residents of the community.

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Cavastead Homeowners Association Inc.

Revenue and Expense Budget Summary for FY 2026

	Operating Fund	Replacement Fund	Consolidated
Revenues			
Assessments			
Regular Assessments	\$212,232	-	\$212,232
Other Assessments		-	
Assessment Allocation	(\$28,008)	\$28,008	
TOTAL of Assessments	\$184,224	\$28,008	\$212,232
Other Income			
TOTAL of Other Income			
TOTAL of Revenues	\$184,224	\$28,008	\$212,232
Expenses			
Operating Expenses			
Direct Operating Expenses			
Landscape Maintenance	\$47,000	-	\$47,000
Maintenance	\$17,847	-	\$17,847
Repair & Maint - Amenity Center	\$2,400	-	\$2,400
Utilities	\$1,800	-	\$1,800
Town Home Maintenance	\$70,696	-	\$70,696
TOTAL of Direct Operating Expenses	\$139,743	-	\$139,743
General and Administrative Expenses			
Professional Fees	\$2,883	-	\$2,883
Bad Debts		-	
Collection Expense	\$2,580	-	\$2,580
Insurance	\$4,500	-	\$4,500
Contracted Services	\$18,516	-	\$18,516
Administrative	\$6,012	-	\$6,012
TOTAL of General and Administrative Expenses	\$34,491	-	\$34,491
TOTAL of Operating Expenses	\$174,234	-	\$174,234
Capital Expenditures (Non-capitalized)			
Transfer to Reserves & Other Expenses	\$9,990	-	\$9,990
TOTAL of Transfer to Reserves & Other Expenses	\$9,990	-	\$9,990
Depreciation			
TOTAL of Expenses	\$184,224	-	\$184,224
Net Surplus (Deficit)		\$28,008	\$28,008

Final

Cavastead Homeowners Association Inc. Cash Flow Budget Summary for FY 2026

	Operating Fund	Replacement Fund	Consolidated
Beginning Cash Balance (All Cash Accounts)	\$117,657	\$22,361	\$140,018
Cash from Operating Activities	-	-	-
Net Surplus (Deficit)	-	\$28,008	\$28,008
Add Back Depreciation Expense (non-cash)	-	-	-
Add/Subtract Projected Decrease/Increase in A/R, Prepaid Expenses and Other Assets	-	-	-
Add/Subtract Projected Increase/Decrease in A/P, Prepaid Assessments, and Other Current Liabilities	-	-	-
Net Cash Flow from Operating Activities	-	\$28,008	\$28,008
Cash from Investing Activities	-	-	-
Purchase/Repair of Facilities & Equipment (Capitalized)	-	-	-
Net Cash Flow from Investing Activities	-	-	-
Cash from Financing Activities	-	-	-
Loan Principal Payments	-	-	-
Interfund Borrowing (Due To / Due From Other Funds)	-	-	-
Fund Transfers (Permanent Transfer To / From Another Fund)	-	-	-
Net Cash Flow from Financing Activities	-	-	-
Net Cash Increase (Decrease)	-	\$28,008	\$28,008
Ending Cash Balance	\$117,657	\$50,369	\$168,026

Final

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Cavastead Homeowners Association Inc. Replacement Fund Analysis

Asset/Component	Useful Life	Est Remain Useful Life (Years)	Est Future Repl Cost	Projected Repl Fund Balance at Current Year End	Projected Expenses in Budget Year	Projected Interest, WC or Init Capital Allocation in Budget Year	Required Funds	Actual Budgeted Annual Allocation to the Repl Fund
Mailbox kiosks	15	12	-	-	-	-	-	-
Dog Park	10	8	-	-	-	-	-	-
Totals:								

The information detailed in this report is provided as a planning guide only, unless supported by a Reserve Study prepared by a qualified and licensed firm or individual in the applicable state. RealManage **strongly recommends** that the association have a Reserve Study prepared and updated on an annual basis by a qualified and licensed firm or individual. RealManage is not qualified or licensed to prepare and issue a Reserve Study and does not represent or warrant any of the information provided herein. It is the responsibility of the association's Board of Directors to maintain and protect the assets of the association.

Final

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