



November 10, 2025

Dear Homeowner,

Enclosed is a copy of the 2026 budget for Estates IV in Newtown Grant Homeowners Association. This budget includes an increase of \$18.00 per home per quarter. This change is due to an increase in the Master Association Fee of \$9.00 per home per quarter (\$4.25 for operating and \$4.75 for additional reserve funding) and a \$9.00 per home per quarter (\$1.65 of operating and \$7.35 for reserve funding) for the Estates IV Cluster (Estates IV cluster has not had to raise association fees in years but is needed to fund the association reserves account that covers a small section of sidewalks the Estates IV cluster is responsible for).

The Estates IV Association fee for 2026 will be \$176.00 per quarter.

The lockbox payment address has remained the same.

**Estates IV Homeowners Association
c/o First Service Residential
PO Box 30465
Tampa, FL 33630**

****Please be advised that a \$3.00 service fee will be issued for any e-check or individual ACH payments. To avoid associated service fees, please pay quarterly association fees either via standard check or reoccurring debit.****

If you receive a quarterly bill statement via the U.S. mail, you will receive your next statement in December for your payment due January 1, 2026. If you pay through your bank, please update your bank payment information with the new amount and confirm the payment address (above). If you are enrolled in the click pay program, no action should be needed on your part, however we advise to please double check with click pay to ensure the increased was adjusted.

Please contact management with any questions you may have.

Sincerely,

Rob DeGeorge
Community Manager on behalf of the Board of Directors

Enclosures: 2026 Estates IV Budget

(3671)

Estates IV
Operation Budget
January 01, 2026 - December 31, 2026



	2026 PROPOSED BUDGET	2025 APPROVED BUDGET	REMARKS
OPERATING INCOME	0		
ASSOCIATION FEES	\$ 47,838	\$ 42,976	\$176 per unit/per quarter
LATE FEE INCOME	-	-	\$18.00 per quarter increase
INTEREST INCOME	-	-	
OPERATING INTEREST	-	-	
RESERVE A/C INTEREST	15	-	
GROSS OPERATING INCOME	47,853	42,976	
OPERATING EXPENSE			
BAD DEBT			
BAD DEBT EXPENSE	-	-	
TOTAL BAD DEBT	<u>\$ -</u>	<u>\$ -</u>	
GROUNDS MAINTENANCE			
GROUNDS MAINT-CNTRCT	7,275	7,125	
SNOW REMOVAL	883	883	
GROUNDS OTHER	950	950	
TOTAL GROUNDS MAINTENANCE	<u>\$ 9,108</u>	<u>\$ 8,958</u>	
TAXES & INSURANCE			
INSURANCE	2,500	2,100	
TOTAL TAXES & INSURANCE	<u>\$ 2,500</u>	<u>\$ 2,100</u>	
GENERAL & ADMINISTRATIVE			
OFFICE EXPENSE	450	450	
PRINTING & POSTAGE	675	675	
BANK FEES	300	300	
TOTAL GENERAL & ADMINISTRATIVE	<u>\$ 1,425</u>	<u>\$ 1,425</u>	
PROFESSIONAL SERVICES			
MANAGEMENT FEES	4,261	4,097	
DUE TO MASTER ASSOC.	27,744	25,296	\$36.00 a year/\$9.00 per quarter.
LEGAL FEES-GENERAL	350	-	
AUDIT FEES	800	1,100	
TOTAL PROFESSIONAL SERVICES	<u>\$ 33,155</u>	<u>\$ 30,493</u>	
TOTAL OPERATING EXPENSES	<u>\$ 46,188</u>	<u>\$ 42,976</u>	
RESERVES & DEFERRED MAINTENANCE			
RESERVE FUNDING	1,650	-	
RESERVE INTEREST	15	-	
TOTAL RESERVES & DEFERRED MAINTENANCE	<u>\$ 1,665</u>	<u>\$ -</u>	
TOTAL OPERATING, RESERVES, & DEFERRED MAINTENANCE	<u>\$ 47,853</u>	<u>\$ 42,976</u>	
NET INCOME / (LOSS)	-	-	