Casa Rio Meeting October 30, 2026

2027 Board Budget Approval Meeting

2027 Board Budget Approval Meeting Agenda

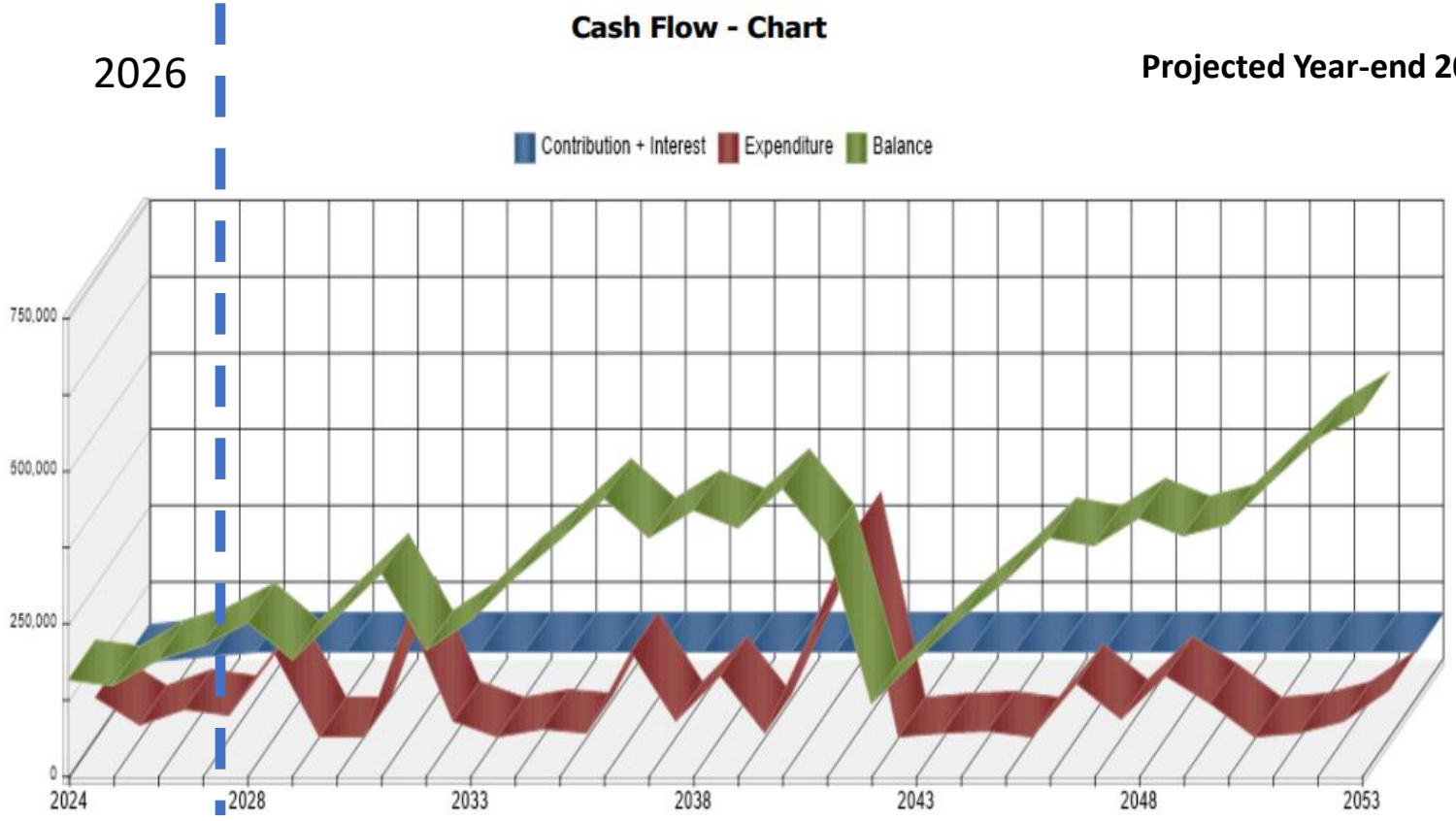
- **Call to Order and Roll Call (David)**
- **Confirm Notification of Meeting (Lisa Kenna)**
- **Casa Rio Reserve Plan (David)**
- **2027 Budget Committee Proposal**
- **Board vote on 2027 Budget**
- **Other Business**

- **Any other Business**

2026 Reserve Summary (Year-end 2026)

Reserve Cash Flow Chart

In 2023 the Felton Property Assessment Team (FPAT) performed a Reserve Study Analysis of Casa Rio's property. The Reserve Study is a long-term capital budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur.



Projected Year-end 2026 Reserve Balance $202,403

2026 Reserve Summary (2026 – 2033) Expenditures Schedule)

The Reserve Study and Schedule is a 30-year plan, and the table below reflects the next 8 years only. For the full Reserve Study refer to the FPAT Report which is available on the Casa Rio website.

Year	2026	2027	2028	2029	2030	2031	2032	2033
Planned Component Projects								
Replace Electric Meter Bases (Bld A, D & E)	$45,451.00							
Boat Docks - Decking		$44,375.00						
Concrete Coatings, Paint, Parking			$10,880.00					
Concrete Restore. Spalling, Walkway/ Balcony			$22,190.00					
Tiles, Exterior Patios (3 remaining)		$7,200.00						
Exterior Bld. Paint and Stucco Repairs			$87,000.00					
Walkway Coatings, Acrylic Concrete, Resurface			$12,311.00					
Dumpster Enclosure, Fence & Gates					$7,500.00			
Asphalt Pavement, Patch, Stripe and Sealcoat					$5,910.00			
Irrigation Pipes, Controllers, Valves						$20,000.00		
Carport Roofs, Metal						$120,000.00		
Chimney Caps, Metal						$6,900.00		
Pool Collector Tank & Equip.						$40,000.00		
Pool Finish & Border Tiles							$23,352.00	

The Reserve Committee reviews the Reserve Schedule annually and makes recommendations to the Board to move items forward or back in time based on current priorities.

Budget Committee Proposal for 2027 Budget

2027 Budget Proposal - $303,083

(1.8% Increase from 2026 Budget)

	2027 B	2026 Budget Notes
Pest / Fertilize	$4,000	2026 - $335 ave p/month
Pool Maintenance	$4,600	2026 - $350 ave p/month
Electricity	$4,200	2026 - $300 ave p/month
Water/Sewer	$2,400	2026 - $337 ave p/month
Waste Management	$4,400	2026 -
Professional Serv	$5,000	2026 - $722 ave p/month (anomoly in 2026)
Maint & Repairs	$30,000	2026 - $2413 ave p/month
Tree Trimming	$6,500	Trees trimmed in July @$4,250
Misc State/Local Fees	$3,500	Misc. includes fees, for DBPR fees, interest tax paid, Corp Filing, DNR, Fire Extinguisher
Misc & Office Exp	$1,200	2026 - $200 ave p/month
Reserve Acct	$71,490	Per FPAT Schedule for 2027
Insurance Funding	$126,250	See Mike Mort -
Lawn Maintenance	$18,500	2026 - $1,500 ave p/month
Cable TV/Internet	$15,043	2026 - $354 (contact 5% increase p/year)
Sprinkler Service	$1,500	2026 expenses (anomoly) due to hurricane replacement and repairs.
Landscaping	$3,000	
Hurricane Maint.	$0	The $6K collected in 2025 moved to Hurricane Accnt
	$306,083	

$303,083 Budget = 2027 Dues by Unit

(Dues are calculated by square footage of each unit)

Dues Calculator
$303,083
Input $$ above

Casa Rio Association Dues Calculator

2026 Total Assessment	Unit #	Owner Name	Annual Fee	2027	Previous (2026)	Increase
$303,083	1	Pannebaker	$10,501	$875	868	$7
$303,083	2	Barnes	$10,501	$875	868	$7
$303,083	3	Granata	$9,083	$757	751	$6
$303,083	4	Kenna	$9,083	$757	751	$6
$303,083	5	Halperin	$9,083	$757	751	$6
$303,083	6	Dearduff	$9,083	$757	751	$6
$303,083	7	Mellucci	$10,501	$875	868	$7
$303,083	8	Herig	$10,501	$875	868	$7
$303,083	9	German	$13,634	$1,136	1,127	$9
$303,083	10	Riehn	$13,634	$1,136	1,127	$9
$303,083	11	Mulligan	$14,030	$1,169	1,160	$10
$303,083	12	Barclay	$14,030	$1,169	1,160	$10
$303,083	13	Reynolds	$13,750	$1,146	1,136	$9
$303,083	14	Vader	$13,750	$1,146	1,136	$9
$303,083	15	Johnson-Wegzyn	$15,534	$1,295	1,284	$11
$303,083	16	Sellers	$13,066	$1,089	1,080	$9
$303,083	17	Griffis	$10,163	$847	840	$7
$303,083	18	Wall	$10,163	$847	840	$7
Clubhouse	19					
$303,083	20	Yule	$10,163	$847	840	$7
$303,083	21	Kelsay	$13,634	$1,136	1,127	$9
$303,083	22	Fluriach	$13,634	$1,136	1,127	$9
$303,083	23	Musleh	$14,030	$1,169	1,160	$10
$303,083	24	Kim	$14,030	$1,169	1,160	$10
$303,083	25	Siekert	$13,750	$1,146	1,136	$9
$303,083	26	Baker	$13,750	$1,146	1,136	$9
			$303,083	$25,257	$25,049	

* Rounded to nearest dollar

Any Other Business:

1. Annual Meeting – (TBD).
2. Update Owners info by October 31st
3. Sinkhole and Seawall Erosion Update
4. Parking Decal Update
5. Review Proposal for Property Sign
6. Review Q3 Financial Statements

7. Other?