

DEER CREEK RV GOLF & COUNTRY CLUB, INC.
BUDGET MEETING

**This meeting was rescheduled from its original date. Please
note the updated date below.**

Thursday, December 4, 2025, 2 p.m.

Meeting: A Budget Meeting of the Board of Directors of Deer Creek RV Golf & Country Club, Inc. will be held on **Thursday, December 4th 2025 (rescheduled date), at 2:00 p.m., at the Deer Creek Main Clubhouse, 42749 Highway 27, Davenport, FL 33837.**

Purpose: The purpose of this meeting will be to discuss and approve the proposed budget and maintenance fee for the year ending December 31, 2026.

A copy of the proposed budget is enclosed for your information and review.

Additional Information: After the budget has been approved, payment coupons will be mailed for residents to remit payment. **If you need coupons please call our office at 863-424-2839 OR email your name and Deer Creek address with your mailing address to deercreekrv@artemislifestyles.com to inform us that you need coupons.** Due to many residents having automatic payments, **we are only processing coupon orders to those who request them.** You may also submit payments without coupons if your account number is written on check/money order.

Remember...all checks must be made payable to **DEER CREEK RV GOLF & CC.**

Questions: For additional information, please contact your Corporate Manager:

Name: Samantha Jewell
Phone: (863) 424-2839-ext. 102
Email: sjewell.pmdeercreek@artemislifestyles.com

Enclosures: Agenda
Proposed Budget

Note: This notice supersedes any prior communication regarding the 2026 Budget Meeting. Please disregard earlier dates.

BUDGET MEETING/Board of Directors
Deer Creek RV Golf & Country Club, Inc.
42749 Hwy. 27, Davenport, FL 33837
Thursday, December 4, 2025
2:00 p.m.
AGENDA

- I. CALL OF ROLL
- II. STATEMENT OF QUORUM
- III. PROOF NOTICE OF MEETING
- IV. 2026 BUDGET REVIEW
- V. Q&A
- VI. 2026 BUDGET APPROVAL
- VII. ADJOURNMENT

2026 Proposed Budget

GL	Description	Total Expense	Common Expense	Community Expense	Osprey Point 140	Eagles View 116	Partridge Pines 109	Regal Pointe 239
ADMINISTRATIVE								
60100	Admin. Payroll	\$234,000.00	\$234,000.00					
60150	Management Fee	\$35,500.00	\$35,500.00					
60155	Corporate Mgmt Fee	\$231,516.00	\$231,516.00					
60300	Professional Fees	\$41,100.00	\$41,100.00					
60350	Legal Fees	\$16,000.00	\$16,000.00					
60450	Equipment rental	\$300.00	\$300.00					
60500	Bank Fees	\$1,300.00	\$1,300.00					
60508	Advertising	\$125.00	\$125.00					
60600	Postage	\$800.00	\$800.00					
60700	Insurance	\$150,000.00	\$150,000.00					
61000	Taxes/Licenses	\$25,500.00	\$25,500.00					
61050	Travel/Mileage	\$700.00	\$700.00					
61100	Supplies	\$10,000.00	\$10,000.00					
61104	Certificate Deposit	\$100,941.12	\$100,941.12					
61250	Meals/Entertainment	\$2,000.00	\$2,000.00					
61255	Dues/Subscriptions	\$7,000.00	\$7,000.00					
61260	Lease Expense	\$2,600.00	\$2,600.00					
Total Administrative		\$859,382.12	\$859,382.12					
REPAIRS AND MAINTENANCE								
63855	Cart Maintenance	\$4,500.00	\$4,500.00					
70000	Repairs and Maintenance	\$80,000.00	\$80,000.00					
70350	Maintenance Supplies	\$25,000.00	\$25,000.00					
70400	Cleaning Supplies	\$5,000.00	\$5,000.00					
70650	Maintenance Payroll	\$198,000.00	\$198,000.00					
70655	Cart Rental	\$3,200.00	\$3,200.00					
70660	Phone/On-call	\$1,200.00	\$1,200.00					
70450-70600	Pest Control	\$7,850.00	\$7,850.00					
Total Repairs & Maintenance		\$324,750.00	\$324,750.00	\$0.00				

GL	Description	Total Expense	Common Expense	Community Expense	Osprey Point 140	Eagles View 116	Partridge Pines 109	Regal Pointe 239
Contract Services								
62000	Contract Services	\$24,893.57	\$18,000.00	\$6,893.57				6,893.57
62800-62840	Contract-Cleaning Services	\$43,700.00	\$24,500.00	\$19,200.00	\$3,900.00	\$3,100.00	\$3,100.00	9,100.00
Total Contract Services		\$68,593.57	\$42,500.00	\$26,093.57				
UTILITIES								
78350	Trash Removal	\$100,000.00	\$100,000.00					
78000-78004	Electric	\$115,057.56	\$66,000.00	\$49,057.56	\$12,319.20	\$10,198.24	\$11,749.76	14,790.36
78400-78405	Water	\$22,900.00	\$9,500.00	\$13,400.00	\$2,600.00	\$3,200.00	\$2,900.00	4,700.00
78500-78501	Telephone/Cable/Internet	\$10,665.00	\$9,700.00	\$965.00				965.00
78600-78602	Propane/Gas	\$36,250.00	\$13,000.00	\$23,250.00	\$8,000.00			15,250.00
TOTAL Utilities		\$284,872.56	\$198,200.00	\$86,672.56				
SAVINGS								
80000	Contingency Fund	\$170,000.00	\$170,000.00					
Total Savings		\$170,000.00	\$170,000.00					
LANDSCAPING								
64000-64106	Grounds Care	\$176,929.20	\$28,589.04	\$148,340.16	\$34,637.88	\$28,619.40	\$26,993.28	58,089.60
64107	Grounds Misc.	\$20,000.00	\$20,000.00					
64200	Tree Trimming/Removal	\$40,000.00	\$35,000.00					
Total Landscaping		\$236,929.20	\$83,589.04	\$148,340.16				
POOL								
66000-66200	Pool Contract	\$38,115.00	\$18,900.00	\$19,215.00	\$5,040.00	\$4,410.00	\$4,410.00	5,355.00
66250-66450	Pool Maintenance	\$20,000.00	\$20,000.00					
Total Pool		\$58,115.00	\$38,900.00	\$19,215.00				
GATE								
63400	Ranger Payroll	\$56,000.00	\$56,000.00					
63450/51	Gate Maintenance	\$8,400.00	\$6,000.00	\$2,400.00				2,400.00
Total Gate		\$64,400.00	\$62,000.00	\$2,400.00				

GL	Description	Total Expense	Common Expense	Community Expense	Osprey Point 140	Eagles View 116	Partridge Pines 109	Regal Pointe 239
Utilities-GOLF								
63895	Electric	\$19,000.00	\$19,000.00					
63885	Cable/Internet	\$3,400.00	\$3,400.00					
Total Utilities-Golf		\$22,400.00	\$22,400.00					
Contract Services-GOLF								
63830	Contracts	\$19,000.00	\$19,000.00					
Total Contracts-Golf		\$19,000.00	\$19,000.00					
Grounds Maintenance-GOLF								
63835	Grounds Care	\$423,008.52	\$423,008.52					
63840	Grounds Misc	\$25,000.00	\$25,000.00					
63845	Porta Potty	\$4,300.00	\$4,300.00					
Total Grounds-Golf		\$452,308.52	\$452,308.52					
Administrative-GOLF								
63715	Dues Subscriptions	\$2,700.00	\$2,700.00					
63750	Supplies	\$3,000.00	\$3,000.00					
63800	Payroll Expense	\$145,000.00	\$145,000.00					
63805	Credit Card Fees	\$13,000.00	\$13,000.00					
63850	Cart Rental	\$37,683.72	\$37,683.72					
63860	Inventory	\$20,000.00	\$20,000.00					
Total Administrative-Golf		\$221,383.72	\$221,383.72					

	Total	Common Expense	Community Expense	Osprey Point 140	Eagles View 116	Partridge Pines 109	Regal Pointe 239
Sub-Total Expenses	\$2,782,134.69	\$2,494,413.40	\$282,721.29	\$66,497.08	\$49,527.64	\$49,153.04	\$117,543.53

GL	MISC INCOME		
40005	Regal Ridge	\$100,298.88	\$100,298.88
42000	Golf Revenue	\$500,000.00	\$500,000.00
43005	Rental Income	\$10,584.00	\$10,584.00
43006	Other Income	\$25,000.00	\$25,000.00
Expenses minus Misc Income		\$2,146,251.81	\$1,858,530.52

Monthly Common Maintenance Fee			\$39.58	\$35.58	\$37.58	\$40.98
Total common expenses (\$1,858,530.52) divided by total lots (604) divided by 12 months=	\$256.42	+	Osprey Point 140 Lots	Eagles View 116 Lots	Partridge Pines 109 Lots	Regal Pointe 239 Lots

Total community expenses divided by total lots in each community divided by 12 months

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	Osprey Point	Eagles View	Partridge Pines	Regal Pointe
2026 Maintenance fee	\$296.00	\$292.00	\$294.00	\$297.40
2025 Maintenance fee	\$296.00	\$292.00	\$294.00	\$295.00
Difference	\$0.00	\$0.00	\$0.00	\$2.40