

Sailboat Cay Condominium Association, Inc
ADOPTED OPERATING BUDGET
FOR THE PERIOD FROM JANUARY 1, 2026 THRU DECEMBER 31, 2026
222 UNITS

		2025 Adopted Budget	2026 Adopted Budget	Increase / (Decrease)
Revenues				
6010	Common fees	\$ 2,673,136	\$ 2,344,500	\$ (328,636)
6015	Reserve	82,467	82,467	-
6030	Parking	6,500	6,500	-
6011	Prior Period Surplus	0	-	-
6035	Laundry	25,000	20,000	(5,000)
6050	Screening	17,000	15,000	(2,000)
6075	Miscellaneous	2,000	2,000	-
6100	Moving Fees	0	5,000	5,000
6095	Lates Fees	5,000	5,000	-
		<u>2,811,103</u>	<u>2,480,467</u>	<u>(330,636)</u>
Expenses				
	<u>Administration</u>			
7500	Audit	6,500	7,000	500
7502	Monthly Accounting	14,652	15,000	348
7503	Web Site	333	3,000	2,667
7505	Legal Fees	60,000	60,000	-
7510	Legal Fees: Litigation	50,000	75,000	25,000
7520	Office Supplies	15,000	15,000	-
7575	Licenses, Inspections & Permits	4,000	6,000	2,000
7576	Printing and Postage	11,000	5,000	(6,000)
7585	Bad Debt Expense	35,000	35,000	-
		<u>196,485</u>	<u>221,000</u>	<u>24,515</u>
	<u>Insurance</u>			
7555	Insurance (Package)	1,320,000	920,000	(400,000)
		<u>1,320,000</u>	<u>920,000</u>	<u>(400,000)</u>
	<u>Utilities</u>			
7020	Water & Sewer	210,000	250,000	40,000
7030	FPL	135,366	110,000	(25,366)
7035	Telephone/Internet	13,000	13,000	-
7040	Trash/Recycling	60,000	50,000	(10,000)
7045	Gas	700	1,000	300
		<u>419,066</u>	<u>424,000</u>	<u>4,934</u>

Sailboat Cay Condominium Association, Inc
ADOPTED OPERATING BUDGET
FOR THE PERIOD FROM JANUARY 1, 2026 THRU DECEMBER 31, 2026
222 UNITS

		2025 Adopted Budget	2026 Adopted Budget	Increase / (Decrease)
	<u>Contracts</u>			
7200	A/C Maintenance	20,000	20,000	-
7215	Elevator Service Contract	28,200	25,000	(3,200)
7220	Fire Alarm Monitoring	7,640	8,000	360
7225	Lift Station	6,500	4,000	(2,500)
7230	Pest Control	5,580	6,000	420
7240	Security	230,000	230,000	-
7242	Cameras & F.B.S.	-	3,000	3,000
7245	Landscaping	9,000	13,000	4,000
		<u>306,920</u>	<u>309,000</u>	<u>2,080</u>
	<u>Repairs & Maintenance</u>			
7205	Cleaning Co./Supplies	10,000	8,000	(2,000)
7246	Landscaping Extras	-	3,000	3,000
7590	Contingency	-	15,000	15,000
7600	A/C Repairs hall ways	-	-	-
7605	Carpet Clean up	5,000	6,000	1,000
7615	Fire Alarm Repairs & CRT	7,000	7,000	-
7550	Fire Protection Equipment & CRT	3,000	10,000	7,000
7635	Repairs & Maintenance	40,000	50,000	10,000
7645	Plumbing	60,000	65,000	5,000
		<u>125,000</u>	<u>164,000</u>	<u>39,000</u>
	<u>Payroll</u>			
7530	Payroll	290,000	290,000	-
7531	Payroll Taxes	60,000	60,000	-
7535	Payroll Processing	4,015	4,000	(15)
7556	Worker's Comp	7,150	6,000	(1,150)
		<u>361,165</u>	<u>360,000</u>	<u>(1,165)</u>
7580	<u>Reserve Transfers</u>	<u>82,467</u>	<u>82,467</u>	<u>-</u>
	TOTAL EXPENSES	<u>\$ 2,811,103</u>	<u>\$ 2,480,467</u>	<u>\$ (330,636)</u>

Sailboat Cay Condominium Association, Inc
ADOPTED OPERATING BUDGET
FOR THE PERIOD FROM JANUARY 1, 2026 THRU DECEMBER 31, 2026
REPLACEMENT AND DEFERRED MAINTENANCE

<u>Components</u>	<u>Estimated Replacement Cost</u>	<u>Estimated Useful life (years)</u>	<u>Estimated Remaining Useful life (years)</u>	<u>Projected Balance 1/1/2026</u>	<u>2026 Full Reserve Funding</u>	<u>2025 Monthly Funding</u>
Roof Replacement	\$ 350,000	30	30	\$ 107,073	\$ 8,098	\$ 675
Road Resurfacing	\$ 60,000	30	30	14,047	1,532	128
Elevator 1	\$ 450,000	30	30	13,889	14,537	1,211
Elevator 2	\$ 450,000	30	30	13,889	14,537	1,211
Elevator 3	\$ 450,000	30	30	23,029	14,232	1,186
Generator	\$ 175,000	40	40	23,029	3,799	317
Pool	\$ 10,000	30	30	12,007	(67)	(6)
Plummbing	\$ 200,000	30	30	60,033	4,666	389
Building Painting	\$ 350,000	15	15	33,004	21,133	1,761
	<u>\$ 2,495,000</u>			<u>\$ 300,000</u>	<u>\$ 82,467</u>	<u>\$ 6,872</u>

Sailboat Cay Condominium Association
ADOPTED OPERATING BUDGET
FEE SCHEDULE

# of Units	Unit Number	% of Ownership	% of Ownership w/Management Office Allocation	2025	2026	% Change
Penthouse						
1	1707	0.0049944	0.0052244	1,199.70	1,056.62	-12%
1	1708	0.0048481	0.0050714	1,164.56	1,025.67	-12%
4	1705,1706, 1709, 1710	0.0057455	0.0060101	1,380.12	1,215.53	-12%
4	1703, 1704, 1711, 1712	0.0039560	0.0041382	950.27	836.94	-12%
2	1701, 1713	0.0064039	0.0066988	1,538.27	1,354.82	-12%
2	1702, 1714	0.0062722	0.0065611	1,506.64	1,326.96	-12%
Typical Floors (12)				-	-	
				-	-	
				-	-	
23	1607,1608, 1507, 1508,1407, 1408, 1207, 1208, 1107, 1108, 1007, 1008, 907, 908, 808, 807, 707, 708, 607, 608, 507, 508, 407	0.0042969	0.0044948	1,032.15	909.06	-12%
48	1605, 1606, 1609, 1610,1505 , 1506, 1509, 1510, 1405, 1406, 1409, 1410, 1205, 1206, 1209, 1210, 1105, 1106, 1109, 1110, 1005, 1006, 1009, 1010, 905, 906, 909, 910, 805, 806, 809, 810, 705, 706, 709, 710, 605, 606, 609, 610, 505, 506, 509, 510, 405, 406, 409, 410	0.0051212	0.0053571	1,230.16	1,083.45	-12%
48	1603, 1604, 1611, 1612, 1503, 1504, 1511, 1512, 1403, 1404, 1411, 1412, 1203, 1204, 1211, 1212, 1103, 1104, 1111, 1112, 1003, 1004, 1011, 1012, 903, 904, 911, 912, 803, 804, 811, 812, 703, 704, 711, 712, 603, 604, 611, 612,503, 504, 511, 512, 403, 404, 411, 412	0.0036141	0.0037805	868.14	764.60	-12%
24	1601, 1613, 1501, 1513, 1401, 1413, 1201, 1213, 1101, 1113, 1001, 1013, 901, 913, 801, 813, 701, 713, 601, 613, 501, 513, 401, 413	0.0051163	0.0053519	1,228.98	1,082.41	-12%
24	1602, 1614,1502,1514,1402, 1414,1202, 1214, 1102, 1114, 1002, 1014, 902, 914, 802, 814, 702, 714, 602, 614, 502, 514, 402, 414	0.0051651	0.0054030	1,240.70	1,092.74	-12%
Commercial Units						
1	CUM 1	0.0024376	0.0025499	585.53	515.70	-12%
1	CUM 2	0.0014232	0.0014887	341.87	301.09	-12%
1	CUM 3	0.0030863	0.0032284	741.36	652.94	-12%
1	CUM 4	0.0018426	0.0019275	442.61	389.82	-12%
1	CUM 5	0.0013890	0.0014530	333.65	293.86	-12%
1	CUM 6	0.0010524	0.0011009	252.80	222.65	-12%
1	CUM 7	0.0018670	0.0019530	448.47	394.99	-12%
1	CUM 8	0.0161318	0.0168747	3,875.01	3,412.87	-12%
				-	-	
1	CU 101	0.002901	0.0030346	696.85	613.74	-12%
1	CU 102	0.0012134	0.0012693	291.47	256.71	-12%
1	CU 103	0.0026473	0.0027692	635.91	560.07	-12%
1	CU 104	0.0019938	0.0020856	478.93	421.81	-12%
1	CU 105	0.0040715	0.0042590	978.01	861.37	-12%
1	CU 106	0.0092665	0.0096933	2,225.90	1,960.43	-12%
1	CU 107	0.0050713	0.0053049	1,218.17	1,072.89	-12%
				-	-	
1	CUT 1	0.0032823	0.0034335	788.44	694.41	-12%
1	CUT 2	0.0039602	0.0041426	951.28	837.83	-12%
1	CUT 3	0.0033213	0.0034743	797.81	702.66	-12%
1	CUT 4	0.0030823	0.0032243	740.40	652.10	-12%
1	CUT 5	0.0040870	0.0042752	981.73	864.65	-12%
1	CUT 6	0.004126	0.0043160	991.10	872.90	-12%
				-	-	
1	CU 201	0.0021255	0.0022234	510.56	449.67	-12%
1	CU 202	0.0023254	0.0024325	558.58	491.97	-12%
1	CU 203	0.0042669	0.0044634	1,024.95	902.71	-12%
1	CU 204	0.0021596	0.0022591	518.76	456.89	-12%
1	CU 205	0.0022572	0.0023612	542.20	477.54	-12%
1	CU 206	0.0030473	0.0031876	731.99	644.69	-12%
1	CU 207	0.0022181	0.0023203	532.81	469.26	-12%
1	CU 208	0.0018813	0.0019679	451.91	398.01	-12%
1	CU 209	0.0030668	0.0032080	736.67	648.82	-12%
1	CU 210	0.001828	0.0019122	439.10	386.73	-12%
1	CU 210A	0.002345	0.0024530	563.29	496.11	-12%
1	CU 211	0.0020084	0.0021009	482.44	424.90	-12%
1	CU 212	0.0023742	0.0024835	570.30	502.29	-12%
1	CU 213	0.0022181	0.0023203	532.81	469.26	-12%
1	CU 214	0.0008329	0.0008713	200.07	176.21	-12%
1	CU 215	0.0011646	0.0012182	279.75	246.38	-12%
1	CU 216	0.0009841	0.0010294	236.39	208.20	-12%
1	CU 217	0.0009305	0.0009734	223.51	196.86	-12%
1	CU 218	0.0008087	0.0008459	194.26	171.09	-12%
1	CU 219	0.0440262	Allocated to units	10,109.89	8,904.18	