

Biltmore Court Villas Condominium Association, Inc.			
Approved Operational Budget - January 1st - December 31st, 2026			
Full Reserves Included			
Account	Description	2025 Budget	2026 Budget
Operating Accounts			
Income Accounts			
40-4000-00	Assessments	\$ 231,935.55	\$ 200,993.00
	Reserve Income NON SIR		\$ 34,206.00
80-8000-00	Reserve Income	\$ 64,000.00	\$ 65,920.00
Income Accounts Total		\$ 295,935.55	\$ 301,119.00
Expenses Accounts			
50-5000-00	Management Contract	\$ 14,400.00	\$ 14,400.00
50-5005-00	Professional Fees	\$ 350.00	\$ 350.00
50-5020-00	Postage Expenses	\$ 300.00	\$ 300.00
50-5035-00	Dues & Subscriptions FL Land Sales	\$ 250.00	\$ 168.00
50-5041-00	Review & Tax Preparation	\$ 2,000.00	\$ 1,400.00
50-5045-00	Legal Services	\$ 2,500.00	\$ 2,500.00
50-5050-00	Insurance Package	\$ 108,905.00	\$ 74,561.90
50-5075-00	Filing Fees	\$ 62.00	\$ 62.00
50-5085-00	Licenses & Permits	\$ 175.00	\$ 400.00
53-5300-00	Landscape Contract	\$ 10,900.00	\$ 10,900.00
53-5330-00	Shrub & Tree Maintenance	\$ 2,400.00	\$ 2,400.00
57-5710-00	Electricity	\$ 9,700.58	\$ 9,700.58
57-5750-00	Water & Sewer	\$ 19,299.02	\$ 21,101.79
57-5760-00	Trash/Bulk Pick up	\$ 9,623.94	\$ 9,623.94
57-5770-00	Telephone	\$ 3,884.79	\$ 2,808.00
60-6010-00	Pool Repairs & Maint	\$ 5,310.00	\$ 5,310.00
65-6500-00	General Repairs & Maint	\$ 9,160.00	\$ 9,160.00
65-6505-00	Materials & Supplies	\$ 300.00	\$ 300.00
65-6540-00	Fire Extinguishers Repairs & Maint	\$ 454.43	\$ -
65-6560-00	Fire Prevention & Protection	\$ 1,500.00	\$ 2,000.00
65-6570-00	Plumbing Repairs	\$ 1,725.00	\$ 1,725.00
65-6575-00	Elevator Expense	\$ 6,295.80	\$ 6,475.80
65-6580-00	Electrical Repairs & Maint	\$ 1,200.00	\$ 1,200.00
65-6600-00	Gate Repairs & Maintenance	\$ 2,400.00	\$ 2,400.00
65-6675-00	Storm Drain Cleaning		\$ 2,600.00
65-6640-00	Pest Control	\$ 1,500.00	\$ 1,806.00
65-6650-00	Janitorial Contract	\$ 17,340.00	\$ 17,340.00
70-7000-00	Reserves Contribution NON SIR		\$ 34,206.00
70-7000-00	Reserve Contributions SIRS	\$ 64,000.00	\$ 65,920.00
Expenses Accounts Total		\$ 295,935.55	\$ 301,119.01
Operating Accounts Net		\$ -	\$ (0.01)
Approved by: _____ Date: October 21st, 2025			

Biltmore Courts Villas Condominium Association
Reserve Disclosure Pool Method - SIRS and NON SIRS
January 1st thru December 31st, 2026

As per Reserves study done on August 2024

SIRS Pool Method Contribution	\$65,920.00
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SIRS Tile Roofing
SIRS Building Exterior Restoration,
SIRS Fire Alarm System - Modernize
SIRS Plumbing Systems - Allowance
SIRS Waterproofing and Exterior Painting
 Balcony/Front Terrace Decks - Resurface
 Walkway Decks- Resurface
 Building Exterior - Seal/Paint
SIRS Common Windows & Exterior Doors
 Common Windows & Doors - Replace
 Utility Doors - Partial Replace
SIRS Other Related Components
 Walkway/Balcony Railings - Replace

Non SIRS Pool Method Contribution Sum of 2025 and 2026 recommended contribution according to Alternate Funding Plan in Reserve Study	\$34,206.00
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Elevator - Modernize
Elevator Cabs - Remodel
Garage Gates - Replace
Pergola - Refurbish/Replace
Exterior Lights - Replace
Pool Deck (Travertine) - Resurface
Swimming Pool - Resurface
Interco/Entry System - Replace
Gate Operator - Replace
Gate Operator - Replace

HVAC (Elevator Room) - Replace
Ventilation/Exhaust Fan - Repair/Replace
Surveillance System - Replace

Total SIRS and Non SIRS Reserves	\$100,126.00
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UNIT TYPE	Shares		2025 Fees SIR only	2026 Fees SIR and NON SIR
A	0.0469	12	\$ 1,157	\$ 1,176
B	0.0495	2	\$ 1,221	\$ 1,241
C	0.0542	1	\$ 1,337	\$ 1,359
D	0.0544	1	\$ 1,342	\$ 1,364
E	0.0574	4	\$ 1,416	\$ 1,439
		20	\$ 295,935.55	\$ 300,813.00

Approved by _____

Date: ____ October 21st, 2025 _____