Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

Dear Owner:

The proposed 2026 Budget is a delicate balance of income and expenses to maintain, elevate and protect Parque Towers. You will notice some adjustments in different line items from one category to another compared to 2025. This was to align the 2026 budget with actual spending trends. You will also notice that several areas of anticipated income have been adjusted. Below are some highlights:

- **Administrative Section – overall reduction of ($24,824)**
  - Removal of 558 expenses - this will be addressed separately outside of the operating budget
  - Allocation for Bad Debt - $150K (Association pursuing unpaid assessments)
  - Allocation for Legal Settlements - $140K
- **Property Insurance – Reduction of ($452,192)**
  - Substantial savings based on insurance placement and the current market conditions
- **Utilities – increase of $44,150**
  - Largely contributed to Water and Sewer costs
    - Working on conservation efforts and reduction
- **Contracts – Increase of $215,138**
  - Realignment of all contracts to reflect under contract section
    - You will notice reductions in the Repair & Maintenance section of Budget
  - Base line budgeting for 2026 – reviewed all current contracts and expected expenses
- **Salaries and Benefits – increase of $116,803**
  - Alignment with actual payroll costs and headcount
- **Repairs & Maintenance – Decrease of ($101,670)**
  - Adjustments on expected costs vs trends
  - Moved some expenses to contracts
  - Anticipate the use of some Reserve Funds

- **TOTAL OPERATING BUDGET**
  - **Reduction of ($199,595y)**

Reserves:

The largest adjustment to the budget will be the collection of Florida State mandated Reserves. The association only started to collect a small contribution to Reserves in the 2025 budget in the amount of $312,000. With the new required SIRS Reserves and the ongoing Traditional Reserves – an updated Reserve Report has been completed and the required contribution for 2026 is $2,078,100. This is an increase of $1,766,100 for 2026 or about 24%. We understand the impact this has – however as required by statue – this will set the association for future repairs/replacements. A copy of the full report is available on the website or can be requested from the office.

Signed by:
C071A6AD9B67432...
Trasurer

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In the attached, you will find the following documents:

- Notice of Budget Meeting – December 30,2025 at 10am
- Proposed Consolidated 2026 Budget
- Proposed Consolidated Fee Schedule
- Reserve Schedule
- Additional Support/ Tier Breakdown

The Budget meeting will be on held on December 30,2025, at 10am in the clubroom. The Board will also have further discussions regarding funding options and how the association will fund the legal, experts and emergency repairs moving forward.

Sincerely,

The Board of Directors

Parque Towers Condominium

Signed by:
C071A6AD9B67432...

Trasurer

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

Parque Towers Condo - Consolidated
Approved Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	527,795	6,333,539	557,845	6,694,135
40002-00	Reserve Income	26,000	312,000	79,950	959,400
40002-01	Reserve Income-SIRS	0	0	93,225	1,118,700
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	292	3,500	0	0
40014	Legal Fee Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	67	800	125	1,500
40033	Parking Income	0	0	1,500	18,000
40035	Moving Fees	333	4,000	0	0
40045	Transfer Fees	208	2,500	0	0
40055	Vending Machine	83	1,000	0	0
40061	Homeowner Work Order	42	500	0	0
40062	Maintenance Service Income	4,167	50,000	0	0
40065	Violation Fees	333	4,000	0	0
40068	Key Fob Income	208	2,500	500	6,000
40070	Auto Decals	150	1,800	150	1,800
40078	Late Fee Interest	417	5,000	417	5,000
40080	Interest Income	42	506	0	0
40081	Reserve Interest	0	0	0	0
40082	Spec Assess Interest	0	0	0	0
40087-00	Insurance- Settlement	25,000	300,000	0	0
40090	Miscellaneous Income	16,917	203,000	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0

Signed by:
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Trasurer

Date:1/5/2026

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
40115-03	Administrative Fee- - ATP	0	0	0	0
40120-00	Electric Reimbursement	417	5,000	0	0
41050	Cabana Fees	3,063	36,761	2,948	35,377
41055	Housekeeping	0	0	0	0
42020	Cable Income	533	6,400	533	6,400
42040	Valet Income	833	10,000	0	0
	**TOTAL REVENUE	606,900	7,282,806	737,193	8,846,312
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	500	6,000	1,375	16,500
50012-00	Bad Debts	0	0	12,500	150,000
50015	Bank Charges	0	0	0	0
50037	Engineering Fees	8,333	100,000	0	0
50045-00	Legal Fees	6,250	75,000	6,250	75,000
50045-01	Legal Fees- - Assoc Matters	0	0	0	0
50045-08	Legal Fees-- Legal Settlement	0	0	11,667	140,000
50045-30	Legal Fees- - Insurance Deductible	0	0	0	0
50045-35	Legal Fees- - 558 Fees	20,833	250,000	0	0
50048	Annual Condo Fees	107	1,280	108	1,292
50050-00	License,Taxes,Permit	650	7,800	417	5,000
50053	Corporate Annual Rep	08	97	05	62
50059	Social Events	417	5,000	3,333	40,000
50064-00	Admin	0	0	0	0
50065	Office Equipment	417	5,000	0	0
50075	Office Expenses	625	7,501	625	7,500
50081	Printing And Postage	500	6,000	750	9,000
50090-03	Professional Fees- - Consulting Fees	0	0	0	0

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GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
50090-30	Professional Fees- - Ins. Appraisal	208	2,500	0	0
50114-00	Misc Expense	0	0	0	0
50114-04	Misc Expense- -Quarterly Luncheons	250	3,000	0	0
50555	Holiday Lighting	417	5,000	417	5,000
	**TOTAL ADMINISTRATIVE	39,515	474,178	37,446	449,354
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	154,349	1,852,192	116,667	1,400,000
	**TOTAL PROPERTY INSURANCE	154,349	1,852,192	116,667	1,400,000
	**UTILITIES				
54050-00	Electricity	31,250	375,000	30,083	361,000
54070-00	Water & Sewer	33,334	400,000	39,792	477,500
54081	Fuel, Oil, And Gas	8,500	102,000	7,083	85,000
54100-00	Telephone	979	11,750	783	9,400
	**TOTAL UTILITIES	74,063	888,750	77,742	932,900
	**CONTRACTS				
60005	Air Conditioning	643	7,720	825	9,900
60013	Cable Television	24,968	299,614	26,000	312,000
60016	Beach Service	8,750	105,000	8,750	105,000
60020	Computer Maint/Support	360	4,320	1,233	14,800
60025	Compactor Lease	395	4,740	772	9,261
60029-06	Contract Labor- Front Desk	34,698	416,381	35,291	423,488
60029-08	Contract Labor- Pool	7,280	87,360	7,280	87,360
60029-24	Contract Labor- Groundskeeper	0	0	0	0
60029-26	Contract Labor- Receiving	4,059	48,706	4,160	49,920
60029-27	Contract Labor- Recreation	5,200	62,400	0	0

Signed by:
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Trasurer

Date:1/5/2026

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
60030	TUI Copier Equipment	219	2,629	748	8,974
60035	Elevator Contract	0	0	3,992	47,900
60045	Electrical Maint Con	3,850	46,200	0	0
60046-001	Equipment Contract- - Access Ctrl/CCTV Sys	1,667	20,000	1,667	20,000
60046-10	Equipment Contract- - Boiler	417	5,000	267	3,200
60046-17	Equipment Contract- - Computer Software	141	1,692	1,920	23,040
60046-40	Equipment Contract- - Music System	250	3,000	247	2,966
60050	Fire Alarm System	2,177	26,129	2,096	25,153
60054	Common Area Scent	400	4,800	289	3,467
60055	Peleton Subscription	50	597	0	0
60061	EV Charging Station	120	1,440	0	0
60070	Generator	554	6,650	533	6,400
60072	Gym Equip Maintenance Contract	166	1,990	116	1,386
60074	Hvac System	685	8,220	0	0
60075	Janitorial Service	38,333	460,000	36,558	438,700
60078	Interior Plant	259	3,107	130	1,554
60079	Flower Arrangement	1,231	14,766	803	9,630
60081	Handy Trac (Key System)	110	1,319	116	1,386
60090	Landscape Maintenance	3,495	41,940	3,928	47,140
60097	Mat Cleaning	0	0	344	4,127
61000	Management Services	10,833	130,000	14,175	170,100
61008	Odor Control	209	2,508	653	7,840
61010	Pest Control	970	11,640	1,045	12,540
61020	Pool/Spa Contract	3,333	40,000	3,300	39,600
61021	Towel Service Cleaning	3,500	42,000	3,500	42,000
61045-00	Security Services	12,012	144,144	16,363	196,352
61055	Trash Removal	4,500	54,000	7,240	86,875
61056	Trash Removal - 20 yd container	417	5,000	193	2,320

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GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
61057	Trash Recycling	1,250	15,000	1,667	20,000
61058	Trash Chute	433	5,200	0	0
61060	Uniforms Contract	317	3,800	317	3,800
61065	Valet Service	28,833	346,000	36,050	432,600
61070	Water Treatment	803	9,630	843	10,111
61075	Window Services	0	0	2,408	28,890
	**TOTAL CONTRACTS	207,887	2,494,642	225,815	2,709,780
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	32,500	390,000	34,827	417,920
65000-11	Salaries- - Admin	25,517	306,200	30,988	371,851
65040	Medical Insurance	5,000	60,000	6,936	83,232
	**TOTAL SALARIES & BENEFITS	63,017	756,200	72,750	873,003
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	2,500	30,000	2,667	32,000
70017	R&M Art	42	500	0	0
70040	R&M-Elevator	2,133	25,600	2,133	25,600
70041	Elevator Inspection	250	3,000	0	0
70048-10a	R&M Equip- - Carpet/Drape Cleaning	0	0	0	0
70048-13a	R&M Equip- - Computer Repairs	83	1,000	167	2,000
70048-14	R&M Equip- - Domestic Pump	250	3,000	0	0
70048-19	R&M Equip- - Fire Extinguisher	250	3,000	0	0
70048-24	R&M Equip- - Fire Sprinkler	1,250	15,000	0	0
70048-242	R&M Equip- - Generator	333	4,000	0	0
70048-41a	R&M Equip- - Plumbing Repairs	0	0	0	0
70048-54a	R&M Equip- - Security Cameras	417	5,000	625	7,500

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GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
70050	R&M-Entry System	333	4,000	250	3,000
70051	R&M-Gym Supplies	0	0	0	0
70060	R&M-General	6,250	75,000	7,083	85,000
70068	R&M-Lighting	2,500	30,000	2,500	30,000
70088	Mangrove Maint.	131	1,575	131	1,575
70090	R&M-Plumbing	833	10,000	0	0
70095	R&M-Pool/Spa/Fountai	917	11,000	1,000	12,000
70100	R&M Furniture	500	6,000	750	9,000
70101	Amenities Software	960	11,520	0	0
70118	R&M-Trash Removal	0	0	0	0
70125	R&M-Signage	417	5,000	417	5,000
70132	Extra Pest Mosquitos/Termites	1,263	15,150	0	0
70135	Landscaping Extras	2,917	35,000	1,250	15,000
70160	Windows & Doors	2,500	30,000	0	0
70176	Cleaning Supplies	500	6,000	292	3,500
70180	Paint Supplies	1,250	15,000	1,250	15,000
70186	Towels - (Pool Deck)	375	4,500	375	4,500
70199	R&M Misc Rec Area/Sup	417	5,000	208	2,500
70289-00	Contingency	12,500	150,000	12,500	150,000
	**TOTAL REPAIRS/MAINTENANCE	42,071	504,845	33,598	403,175
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
73001	Spec Assess-Interest	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	0	0
80000-001	Reserve Transfers- - Pooled	26,000	312,000	79,950	959,400

Signed by:
C071A6AD9B67432...

Trasurer

Date:1/5/2026

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve Transfer	0	0	93,225	1,118,700
	**TOTAL RESERVE TRANSFERS	26,000	312,000	173,175	2,078,100
	**TOTAL EXPENSES	606,902	7,282,807	737,193	8,846,312
	Operating Net Income or Loss	-02	-01	0	0

Signed by:
C071A6AD9B67432...

Trasurer

Date:1/5/2026

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

PARQUE TOWERS CONDOMINIUM ASSN INC - COMMON
Approved Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	275,820	3,309,842	266,368	3,196,420
40002-00	Reserve Income	6,079	72,951	28,592	343,100
40002-01	Reserve Income-SIRS	0	0	25,967	311,600
40004	Special Assess Fees	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40033	Parking Income	0	0	750	9,000
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40082	Spec Assess Interest	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
40115-03	Administrative Fee- - ATP	0	0	0	0
	**TOTAL REVENUE	281,899	3,382,793	321,677	3,860,120
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	500	6,000	1,375	16,500
50012-00	Bad Debts	0	0	12,500	150,000
50015	Bank Charges	0	0	0	0
50037	Engineering Fees	8,333	100,000	0	0
50045-00	Legal Fees	6,250	75,000	6,250	75,000
50045-01	Legal Fees- - Assoc Matters	0	0	0	0
50045-08	Legal Fees-- Legal Settlement	0	0	11,667	140,000

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50045-30	Legal Fees- - Insurance Deductible	0	0	0	0
50045-35	Legal Fees- - 558 Fees	20,833	250,000	0	0
50048	Annual Condo Fees	107	1,280	108	1,292
50050-00	License,Taxes,Permit	303	3,640	250	3,000
50053	Corporate Annual Rep	08	97	05	62
50059	Social Events	417	5,000	1,667	20,000
50064-00	Admin	0	0	0	0
50065	Office Equipment	0	0	0	0
50075	Office Expenses	234	2,813	417	5,000
50081	Printing And Postage	0	0	750	9,000
50114-00	Misc Expense	0	0	0	0
50555	Holiday Lighting	417	5,000	417	5,000
	**TOTAL ADMINISTRATIVE	37,402	448,830	35,405	424,854
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	154,349	1,852,192	116,667	1,400,000
	**TOTAL PROPERTY INSURANCE	154,349	1,852,192	116,667	1,400,000
	**UTILITIES				
54050-00	Electricity	31,250	375,000	30,083	361,000
54070-00	Water & Sewer	4,167	50,000	5,167	62,000
54081	Fuel, Oil, And Gas	0	0	1,000	12,000
54100-00	Telephone	146	1,750	625	7,500
	**TOTAL UTILITIES	35,563	426,750	36,875	442,500
	**CONTRACTS				
60005	Air Conditioning	0	0	167	2,000
60020	Computer Equip Lease	0	0	617	7,400
60030	TUI Copier Equipment	82	986	284	3,410

Signed by:

C071A6AD9B67432...

Trasurer

Date:1/5/2026

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
60035	Elevator Contract	0	0	558	6,700
60046-17	Equipment Contract- - Computer Software	0	0	960	11,520
60050	Fire Alarm System	0	0	2,096	25,153
60061	EV Charging Station	120	1,440	0	0
60070	Generator	0	0	533	6,400
60074	Hvac System	685	8,220	0	0
60075	Janitorial Service	0	0	7,308	87,700
60079	Flower Arrangement	1,231	14,766	803	9,630
60090	Landscape Maintenance	3,495	41,940	3,928	47,140
60097	Mat Cleaning	0	0	69	827
61000	Management Services	10,833	130,000	14,175	170,100
61010	Pest Control	970	11,640	1,045	12,540
61055	Trash Removal	0	0	0	0
61075	Window Services	0	0	2,408	28,890
	**TOTAL CONTRACTS	17,416	208,992	34,951	419,410
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	8,428	101,133	11,405	136,860
65000-11	Salaries- - Admin	12,977	155,722	15,494	185,925
65040	Medical Insurance	1,500	18,000	2,566	30,796
	**TOTAL SALARIES & BENEFITS	22,905	274,855	29,465	353,581
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	0	0	0	0
70017	R&M Art	42	500	0	0
70048-10a	R&M Equip- - Carpet/Drape Cleaning	0	0	0	0
70048-13a	R&M Equip- - Computer Repairs	0	0	0	0
70048-14	R&M Equip- - Domestic Pump	0	0	0	0

Signed by:
C071A6AD9B67432...

Trasurer

Date:1/5/2026

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GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
70048-41a	R&M Equip- - Plumbing Repairs	0	0	0	0
70050	R&M-Entry System	0	0	0	0
70051	R&M-Gym Supplies	0	0	0	0
70060	R&M-General	6,250	75,000	7,083	85,000
70068	R&M-Lighting	0	0	0	0
70088	Mangrove Maint.	131	1,575	131	1,575
70090	R&M-Plumbing	0	0	0	0
70095	R&M-Pool/Spa/Fountai	0	0	0	0
70100	R&M Furniture	0	0	0	0
70118	R&M-Trash Removal	0	0	0	0
70125	R&M-Signage	0	0	0	0
70132	Extra Pest Mosquitos/Termites	1,263	15,150	0	0
70176	Cleaning Supplies	500	6,000	292	3,500
70180	Paint Supplies	0	0	0	0
70199	R&M Misc Rec Area/Sup	0	0	0	0
70289-00	Contingency	0	0	6,250	75,000
	**TOTAL REPAIRS/MAINTENANCE	8,186	98,225	13,756	165,075
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
73001	Spec Assess-Interest	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	0	0
80000-001	Reserve Transfers- - Pooled	6,079	72,951	28,592	343,100
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve Transfer	0	0	25,967	311,600

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GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
	**TOTAL RESERVE TRANSFERS	6,079	72,951	54,558	654,700
	**TOTAL EXPENSES	281,900	3,382,795	321,677	3,860,120
	Operating Net Income or Loss	-01	-02	0	0

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

PARQUE TOWERS CONDOMINIUM ASSN INC - RESIDENTIAL
Approved Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	251,975	3,023,697	291,476	3,497,715
40002-00	Reserve Income	19,921	239,049	51,358	616,300
40002-01	Reserve Income-SIRS	0	0	67,258	807,100
40011	Late Fee Income	292	3,500	0	0
40014	Legal Fee Income	0	0	0	0
40030	Screening Fees	67	800	125	1,500
40033	Parking Income	0	0	750	9,000
40035	Moving Fees	333	4,000	0	0
40045	Transfer Fees	208	2,500	0	0
40055	Vending Machine	83	1,000	0	0
40061	Homeowner Work Order	42	500	0	0
40062	Maintenance Service Income	4,167	50,000	0	0
40065	Violation Fees	333	4,000	0	0
40068	Key Fob Income	208	2,500	500	6,000
40070	Auto Decals	150	1,800	150	1,800
40078	Late Fee Interest	417	5,000	417	5,000
40080	Interest Income	42	506	0	0
40087-00	Insurance- Settlement	25,000	300,000	0	0
40090	Miscellaneous Income	16,917	203,000	0	0
40120-00	Electric Reimbursement	417	5,000	0	0
41050	Cabana Fees	3,063	36,761	2,948	35,377
41055	Housekeeping	0	0	0	0
42020	Cable Income	533	6,400	533	6,400
42040	Valet Income	833	10,000	0	0
	**TOTAL REVENUE	325,001	3,900,013	415,516	4,986,192

Signed by:

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Trasurer

Date:1/5/2026

Docusign Envelope ID: A4482353-9B00-4F0E-9F81-E7EC24A97822

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
	EXPENSES				
	**ADMINISTRATIVE				
50050-00	License,Taxes,Permit	347	4,160	167	2,000
50059	Social Events	0	0	1,667	20,000
50065	Office Equipment	417	5,000	0	0
50075	Office Expenses	391	4,688	208	2,500
50081	Printing And Postage	500	6,000	0	0
50090-03	Professional Fees- - Consulting Fees	0	0	0	0
50090-30	Professional Fees- - Ins. Appraisal	208	2,500	0	0
50114-00	Misc Expense	0	0	0	0
50114-04	Misc Expense- -Quarterly Luncheons	250	3,000	0	0
	**TOTAL ADMINISTRATIVE	2,113	25,348	2,042	24,500
	**UTILITIES				
54070-00	Water & Sewer	29,167	350,000	34,625	415,500
54081	Fuel, Oil, And Gas	8,500	102,000	6,083	73,000
54100-00	Telephone	833	10,000	158	1,900
	**TOTAL UTILITIES	38,500	462,000	40,867	490,400
	**CONTRACTS				
60005	Air Conditioning	643	7,720	658	7,900
60013	Cable Television	24,968	299,614	26,000	312,000
60016	Beach Service	8,750	105,000	8,750	105,000
60020	Computer Maint/Support	360	4,320	617	7,400
60025	Compactor Lease	395	4,740	772	9,261
60029-06	Contract Labor- Front Desk	34,698	416,381	35,291	423,488
60029-08	Contract Labor- Pool	7,280	87,360	7,280	87,360

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60029-24	Contract Labor-Groundskeeper	0	0	0	0
60029-26	Contract Labor- Receiving	4,059	48,706	4,160	49,920
60029-27	Contract Labor- Recreation	5,200	62,400	0	0
60030	TUI Copier Equipment	137	1,643	464	5,564
60035	Elevator Contract	0	0	3,433	41,200
60045	Electrical Maint Con	3,850	46,200	0	0
60046-001	Equipment Contract- - Access Ctrl/CCTV Sys	1,667	20,000	1,667	20,000
60046-10	Equipment Contract- - Boiler	417	5,000	267	3,200
60046-17	Equipment Contract- - Computer Software	141	1,692	960	11,520
60046-40	Equipment Contract- - Music System	250	3,000	247	2,966
60050	Fire Alarm System	2,177	26,129	0	0
60054	Common Area Scent	400	4,800	289	3,467
60055	Peleton Subscription	50	597	0	0
60070	Generator	554	6,650	0	0
60072	Gym Equip Maintenance Contract	166	1,990	116	1,386
60075	Janitorial Service	38,333	460,000	29,250	351,000
60078	Interior Plant	259	3,107	130	1,554
60081	Handy Trac (Key System)	110	1,319	116	1,386
60097	Mat Cleaning	0	0	275	3,300
61008	Odor Control	209	2,508	653	7,840
61020	Pool/Spa Contract	3,333	40,000	3,300	39,600
61021	Towel Service Cleaning	3,500	42,000	3,500	42,000
61045-00	Security Services	12,012	144,144	16,363	196,352
61055	Trash Removal	4,500	54,000	7,240	86,875
61056	Trash Removal - 20 yd container	417	5,000	193	2,320
61057	Trash Recycling	1,250	15,000	1,667	20,000
61058	Trash Chute	433	5,200	0	0

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61060	Uniforms Contract	317	3,800	317	3,800
61065	Valet Service	28,833	346,000	36,050	432,600
61070	Water Treatment	803	9,630	843	10,111
	**TOTAL CONTRACTS	190,471	2,285,650	190,864	2,290,370
	**SALARIES & BENEFITS				
65000-02	Salaries- - Maintenance	24,072	288,867	23,422	281,060
65000-11	Salaries- - Admin	12,540	150,478	15,494	185,926
65040	Medical Insurance	3,500	42,000	4,370	52,436
	**TOTAL SALARIES & BENEFITS	40,112	481,345	43,285	519,422
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	2,500	30,000	2,667	32,000
70040	R&M-Elevator	2,133	25,600	2,133	25,600
70041	Elevator Inspection	250	3,000	0	0
70048-13a	R&M Equip- - Computer Repairs	83	1,000	167	2,000
70048-14	R&M Equip- - Domestic Pump	250	3,000	0	0
70048-19	R&M Equip- - Fire Extinguisher	250	3,000	0	0
70048-24	R&M Equip- - Fire Sprinkler	1,250	15,000	0	0
70048-242	R&M Equip- - Generator	333	4,000	0	0
70048-54a	R&M Equip- - Security Cameras	417	5,000	625	7,500
70050	R&M-Entry System	333	4,000	250	3,000
70068	R&M-Lighting	2,500	30,000	2,500	30,000
70090	R&M-Plumbing	833	10,000	0	0
70095	R&M-Pool/Spa/Fountai	917	11,000	1,000	12,000
70100	R&M Furniture	500	6,000	750	9,000
70101	Amenities Software	960	11,520	0	0
70125	R&M-Signage	417	5,000	417	5,000

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70135	Landscaping Extras	2,917	35,000	1,250	15,000
70160	Windows & Doors	2,500	30,000	0	0
70180	Paint Supplies	1,250	15,000	1,250	15,000
70186	Towels - (Pool Deck)	375	4,500	375	4,500
70199	R&M Misc Rec Area/Sup	417	5,000	208	2,500
70289-00	Contingency	12,500	150,000	6,250	75,000
	**TOTAL REPAIRS/MAINTENANCE	33,885	406,620	19,842	238,100
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	0	0
80000-001	Reserve Transfers- - Pooled	19,921	239,049	51,358	616,300
80004-00	SIRS Reserve Transfer	0	0	67,258	807,100
	**TOTAL RESERVE TRANSFERS	19,921	239,049	118,617	1,423,400
	**TOTAL EXPENSES	325,002	3,900,012	415,517	4,986,192
	Operating Net Income or Loss	-01	01	-01	0

Signed by:
C071A6AD9B67432...

Trasurer

Date:1/5/2026