Village Royale COA Inc.

2026 Budget - Approved

Description	2025 Approved Budget	2025 Year End Estimates	2026 Approved partial reserves Budget
INCOME:			
Maintenance Fees	1,907,530.00	1,913,711.04	1,790,561.34
Cable	49,599.00	49,596.52	-
Owner Interest	0.00	807.52	-
Owner Legal	0.00	9,394.67	-
Owner Miscellaneous	0.00	160.44	-
Owner Application	0.00	588.28	-
Laundry Income	0.00	1,328.97	-
Reserves Income	65,000.00	65,179.57	65,000.00
INCOME TOTAL:	**2,022,129.00**	**2,040,767.02**	**1,855,561.34**
EXPENSES:			
GENERAL AND ADMINISTRATIVE EXPENSES			
Water	220,000.00	220,604.36	220,605.00
Electric	20,000.00	20,054.99	20,055.00
Audit	4,001.00	-	4,000.00
Accounting	30,300.00	30,082.42	33,331.10
Legal	110,000.00	39,277.96	110,000.00
Taxes/Fees/Permits	3,500.00	3,866.59	3,500.00
Management Company	60,000.00	69,319.58	75,000.00
Management Maintenance	72,801.00	83,743.09	85,000.00
Office Expense	7,001.00	9,165.43	9,200.00
Cable TV	234,327.00	217,999.30	259,968.24
Laundry Expense	750.00	566.39	750.00
Recreation Lease	45,960.00	45,151.38	45,960.00
Condo Fee	992.00	-	992.00
Insurance	800,000.00	710,479.35	610,000.00
Building Maintenance	120,000.00	99,003.44	120,000.00
Grounds R/M	15,999.00	1,236.72	16,000.00
Sprinkler Maintenance	5,000.00	4,922.49	5,000.00
Lawn Service	48,499.00	50,639.57	51,000.00
Recreational Maintenance	3,000.00	-	3,000.00
Pool Maintenance	4,000.00	2,891.64	4,000.00
Pool Service	5,100.00	6,985.81	7,000.00
Tree Trimming	14,999.00	-	15,000.00
Pest Control	25,000.00	50,297.80	50,300.00
Bad Debt Expense	7,500.00	7,520.72	7,500.00
Bldg Plumbing Repair	25,000.00	12,271.42	25,000.00

Irrigation Services	8,400.00	4,964.47	8,400.00
Subtotal ADMINISTRATIVE EXPENSES:	**1,892,129.00**	**1,691,044.91**	**1,790,561.34**

EXPENSES TOTAL BEFORE RESERVES	**1,892,129.00**	**1,691,044.91**	**1,790,561.34**

RESERVE CONTRIBUTIONS

Reserve Condo Roof	10,000.00	10,027.43	-
Reserve Condo Paving	5,000.00	5,014.74	-
Reserve Building Ext & Paint	30,000.00	30,082.42	-
Reserves - Pooled			65,000.00
Reserve Building Maintenance	20,000.00	20,054.99	-
Subtotal RESERVE CONTRIBUTIONS:	**65,000.00**	**65,179.57**	**65,000.00**

EXPENSES TOTAL:	**1,957,129.00**	**1,756,224.48**	**1,855,561.34**

Village Royale COA Inc.

2026 Budget (Partial Reserves) - Unit shares

		248	800.00%	1,530,593.10	65,000.00	259,968.24	1,855,561.34
Condo #	**Bdg #**	**Unit #**	**Unit %**	**Maintenance / Mth**	**Reserves / Mth**	**Cable / Mth**	**Maint + Res + Cable/ Mth**
1	7	101	5.60%	575.71	37.92	87.35	700.98
1	7	102	4.10%	421.50	27.76	87.35	536.62
1	7	103	4.10%	421.50	27.76	87.35	536.62
1	7	104	5.60%	575.71	37.92	87.35	700.98
1	7	201	5.60%	575.71	37.92	87.35	700.98
1	7	202	4.10%	421.50	27.76	87.35	536.62
1	7	203	4.10%	421.50	27.76	87.35	536.62
1	7	204	5.60%	575.71	37.92	87.35	700.98
1	5	101	5.50%	565.43	37.24	87.35	690.02
1	5	102	5.70%	585.99	38.59	87.35	711.94
1	5	103	4.10%	421.50	27.76	87.35	536.62
1	5	104	4.10%	421.50	27.76	87.35	536.62
1	5	105	5.60%	575.71	37.92	87.35	700.98
1	5	106	5.60%	575.71	37.92	87.35	700.98
1	5	201	5.60%	575.71	37.92	87.35	700.98
1	5	202	5.70%	585.99	38.59	87.35	711.94
1	5	203	4.00%	411.22	27.08	87.35	525.66
1	5	204	4.00%	411.22	27.08	87.35	525.66
1	5	205	5.70%	585.99	38.59	87.35	711.94
1	5	206	5.60%	575.71	37.92	87.35	700.98
2	3	101	3.31%	544.62	22.41	87.35	654.39
2	3	102	3.35%	551.20	22.68	87.35	661.24
2	3	103	2.52%	414.64	17.06	87.35	519.06
2	3	104	2.53%	416.28	17.13	87.35	520.77
2	3	105	3.35%	551.20	22.68	87.35	661.24
2	3	106	3.30%	542.98	22.34	87.35	652.68
2	3	201	3.32%	546.27	22.48	87.35	656.10
2	3	202	3.34%	549.56	22.61	87.35	659.53
2	3	203	2.53%	416.28	17.13	87.35	520.77
2	3	204	2.53%	416.28	17.13	87.35	520.77
2	3	205	3.36%	552.85	22.75	87.35	662.96
2	3	206	3.32%	546.27	22.48	87.35	656.10
2	4	101	3.31%	544.62	22.41	87.35	654.39
2	4	102	3.34%	549.56	22.61	87.35	659.53
2	4	103	2.52%	414.64	17.06	87.35	519.06
2	4	104	2.52%	414.64	17.06	87.35	519.06
2	4	105	3.34%	549.56	22.61	87.35	659.53
2	4	106	3.29%	541.33	22.28	87.35	650.96
2	4	201	3.30%	542.98	22.34	87.35	652.68
2	4	202	3.34%	549.56	22.61	87.35	659.53
2	4	203	2.52%	414.64	17.06	87.35	519.06
2	4	204	2.53%	416.28	17.13	87.35	520.77
2	4	205	3.34%	549.56	22.61	87.35	659.53

Village Royale COA Inc.

2026 Budget (Partial Reserves) - Unit shares

		248	800.00%	1,530,593.10	65,000.00	259,968.24	1,855,561.34
Condo #	**Bdg #**	**Unit #**	**Unit %**	**Maintenance / Mth**	**Reserves / Mth**	**Cable / Mth**	**Maint + Res + Cable/ Mth**
2	4	206	3.30%	542.98	22.34	87.35	652.68
2	8	101	3.30%	542.98	22.34	87.35	652.68
2	8	102	3.34%	549.56	22.61	87.35	659.53
2	8	103	3.34%	549.56	22.61	87.35	659.53
2	8	104	3.30%	542.98	22.34	87.35	652.68
2	8	201	3.30%	542.98	22.34	87.35	652.68
2	8	202	3.35%	551.20	22.68	87.35	661.24
2	8	203	3.36%	552.85	22.75	87.35	662.96
2	8	204	3.30%	542.98	22.34	87.35	652.68
3	1	101	3.32%	546.32	22.48	87.35	656.16
3	1	102	3.32%	546.32	22.48	87.35	656.16
3	1	103	2.53%	416.32	17.13	87.35	520.81
3	1	104	2.53%	416.32	17.13	87.35	520.81
3	1	105	3.33%	547.97	22.55	87.35	657.87
3	1	106	3.32%	546.32	22.48	87.35	656.16
3	1	201	3.32%	546.32	22.48	87.35	656.16
3	1	202	3.32%	546.32	22.48	87.35	656.16
3	1	203	2.53%	416.32	17.13	87.35	520.81
3	1	204	2.53%	416.32	17.13	87.35	520.81
3	1	205	3.33%	547.97	22.55	87.35	657.87
3	1	206	3.32%	546.32	22.48	87.35	656.16
3	2	101	3.32%	546.32	22.48	87.35	656.16
3	2	102	3.32%	546.32	22.48	87.35	656.16
3	2	103	2.54%	417.97	17.20	87.35	522.52
3	2	104	2.54%	417.97	17.20	87.35	522.52
3	2	105	3.33%	547.97	22.55	87.35	657.87
3	2	106	3.32%	546.32	22.48	87.35	656.16
3	2	201	3.32%	546.32	22.48	87.35	656.16
3	2	202	3.32%	546.32	22.48	87.35	656.16
3	2	203	2.54%	417.97	17.20	87.35	522.52
3	2	204	2.54%	417.97	17.20	87.35	522.52
3	2	205	3.32%	546.32	22.48	87.35	656.16
3	2	206	3.32%	546.32	22.48	87.35	656.16
3	24	101	3.32%	546.32	22.48	87.35	656.16
3	24	102	3.32%	546.32	22.48	87.35	656.16
3	24	103	3.32%	546.32	22.48	87.35	656.16
3	24	104	3.32%	546.32	22.48	87.35	656.16
3	24	201	3.32%	546.32	22.48	87.35	656.16
3	24	202	3.32%	546.32	22.48	87.35	656.16
3	24	203	3.32%	546.32	22.48	87.35	656.16
3	24	204	3.32%	546.32	22.48	87.35	656.16
4	21	101	3.00%	555.22	20.31	87.35	662.89
4	21	102	3.04%	562.63	20.58	87.35	670.56

Village Royale COA Inc.

2026 Budget (Partial Reserves) - Unit shares

		248	800.00%	1,530,593.10	65,000.00	259,968.24	1,855,561.34
Condo #	**Bdg #**	**Unit #**	**Unit %**	**Maintenance / Mth**	**Reserves / Mth**	**Cable / Mth**	**Maint + Res + Cable/ Mth**
4	21	103	2.29%	423.82	15.51	87.35	526.68
4	21	104	2.30%	425.67	15.57	87.35	528.60
4	21	105	3.03%	560.77	20.52	87.35	668.65
4	21	106	2.99%	553.37	20.24	87.35	660.97
4	21	201	3.00%	555.22	20.31	87.35	662.89
4	21	202	3.04%	562.63	20.58	87.35	670.56
4	21	203	2.30%	425.67	15.57	87.35	528.60
4	21	204	2.30%	425.67	15.57	87.35	528.60
4	21	205	3.05%	564.48	20.65	87.35	672.48
4	21	206	3.01%	557.07	20.38	87.35	664.81
4	22	101	3.01%	557.07	20.38	87.35	664.81
4	22	102	3.05%	564.48	20.65	87.35	672.48
4	22	103	2.30%	425.67	15.57	87.35	528.60
4	22	104	2.29%	423.82	15.51	87.35	526.68
4	22	105	3.03%	560.77	20.52	87.35	668.65
4	22	106	3.00%	555.22	20.31	87.35	662.89
4	22	201	3.02%	558.92	20.45	87.35	666.73
4	22	202	3.05%	564.48	20.65	87.35	672.48
4	22	203	2.30%	425.67	15.57	87.35	528.60
4	22	204	2.29%	423.82	15.51	87.35	526.68
4	22	205	3.04%	562.63	20.58	87.35	670.56
4	22	206	3.01%	557.07	20.38	87.35	664.81
4	23	101	3.00%	555.22	20.31	87.35	662.89
4	23	102	3.03%	560.77	20.52	87.35	668.65
4	23	103	2.28%	421.97	15.44	87.35	524.76
4	23	104	2.29%	423.82	15.51	87.35	526.68
4	23	105	3.03%	560.77	20.52	87.35	668.65
4	23	106	3.01%	557.07	20.38	87.35	664.81
4	23	201	3.00%	555.22	20.31	87.35	662.89
4	23	202	3.03%	560.77	20.52	87.35	668.65
4	23	203	2.28%	421.97	15.44	87.35	524.76
4	23	204	2.28%	421.97	15.44	87.35	524.76
4	23	205	3.03%	560.77	20.52	87.35	668.65
4	23	206	3.00%	555.22	20.31	87.35	662.89
5	6	101	8.98%	554.37	60.80	87.35	702.53
5	6	102	9.13%	563.63	61.82	87.35	712.80
5	6	103	6.88%	424.73	46.58	87.35	558.67
5	6	104	6.90%	425.96	46.72	87.35	560.04
5	6	105	9.12%	563.01	61.75	87.35	712.12
5	6	106	9.00%	555.61	60.94	87.35	703.90
5	6	201	8.99%	554.99	60.87	87.35	703.21
5	6	202	9.11%	562.40	61.68	87.35	711.43
5	6	203	6.85%	422.88	46.38	87.35	556.61

Village Royale COA Inc.

2026 Budget (Partial Reserves) - Unit shares

		248	800.00%	1,530,593.10	65,000.00	259,968.24	1,855,561.34
Condo #	**Bdg #**	**Unit #**	**Unit %**	**Maintenance / Mth**	**Reserves / Mth**	**Cable / Mth**	**Maint + Res + Cable/ Mth**
5	6	204	6.90%	425.96	46.72	87.35	560.04
5	6	205	9.14%	564.25	61.89	87.35	713.49
5	6	206	9.00%	555.61	60.94	87.35	703.90
6	18	101	4.14%	510.63	28.03	87.35	626.01
6	18	102	4.19%	516.80	28.37	87.35	632.52
6	18	103	4.19%	516.80	28.37	87.35	632.52
6	18	104	4.20%	518.03	28.44	87.35	633.82
6	18	105	4.19%	516.80	28.37	87.35	632.52
6	18	106	4.13%	509.40	27.96	87.35	624.71
6	18	201	4.14%	510.63	28.03	87.35	626.01
6	18	202	4.18%	515.56	28.30	87.35	631.22
6	18	203	4.20%	518.03	28.44	87.35	633.82
6	18	204	4.19%	516.80	28.37	87.35	632.52
6	18	205	4.19%	516.80	28.37	87.35	632.52
6	18	206	4.13%	509.40	27.96	87.35	624.71
6	19	101	4.13%	509.40	27.96	87.35	624.71
6	19	102	4.18%	515.56	28.30	87.35	631.22
6	19	103	4.18%	515.56	28.30	87.35	631.22
6	19	104	4.18%	515.56	28.30	87.35	631.22
6	19	105	4.18%	515.56	28.30	87.35	631.22
6	19	106	4.13%	509.40	27.96	87.35	624.71
6	19	201	4.13%	509.40	27.96	87.35	624.71
6	19	202	4.20%	518.03	28.44	87.35	633.82
6	19	203	4.17%	514.33	28.23	87.35	629.92
6	19	204	4.16%	513.10	28.17	87.35	628.62
6	19	205	4.16%	513.10	28.17	87.35	628.62
6	19	206	4.13%	509.40	27.96	87.35	624.71
7	14	101	2.69%	608.67	18.21	87.35	714.24
7	14	102	2.12%	479.70	14.35	87.35	581.41
7	14	103	2.12%	479.70	14.35	87.35	581.41
7	14	104	2.12%	479.70	14.35	87.35	581.41
7	14	105	2.12%	479.70	14.35	87.35	581.41
7	14	106	2.69%	608.67	18.21	87.35	714.24
7	14	201	2.69%	608.67	18.21	87.35	714.24
7	14	202	2.12%	479.70	14.35	87.35	581.41
7	14	203	2.12%	479.70	14.35	87.35	581.41
7	14	204	2.11%	477.44	14.29	87.35	579.08
7	14	205	2.11%	477.44	14.29	87.35	579.08
7	14	206	2.69%	608.67	18.21	87.35	714.24
7	15	101	2.69%	608.67	18.21	87.35	714.24
7	15	102	2.12%	479.70	14.35	87.35	581.41
7	15	103	2.12%	479.70	14.35	87.35	581.41
7	15	104	2.12%	479.70	14.35	87.35	581.41

Village Royale COA Inc.

2026 Budget (Partial Reserves) - Unit shares

		248	800.00%	1,530,593.10	65,000.00	259,968.24	1,855,561.34
Condo #	**Bdg #**	**Unit #**	**Unit %**	**Maintenance / Mth**	**Reserves / Mth**	**Cable / Mth**	**Maint + Res + Cable/ Mth**
7	15	105	2.12%	479.70	14.35	87.35	581.41
7	15	106	2.70%	610.94	18.28	87.35	716.57
7	15	201	2.70%	610.94	18.28	87.35	716.57
7	15	202	2.12%	479.70	14.35	87.35	581.41
7	15	203	2.12%	479.70	14.35	87.35	581.41
7	15	204	2.12%	479.70	14.35	87.35	581.41
7	15	205	2.12%	479.70	14.35	87.35	581.41
7	15	206	2.70%	610.94	18.28	87.35	716.57
7	16	101	2.69%	608.67	18.21	87.35	714.24
7	16	102	2.11%	477.44	14.29	87.35	579.08
7	16	103	2.11%	477.44	14.29	87.35	579.08
7	16	104	2.11%	477.44	14.29	87.35	579.08
7	16	105	2.11%	477.44	14.29	87.35	579.08
7	16	106	2.70%	610.94	18.28	87.35	716.57
7	16	201	2.70%	610.94	18.28	87.35	716.57
7	16	202	2.11%	477.44	14.29	87.35	579.08
7	16	203	2.10%	475.17	14.22	87.35	576.75
7	16	204	2.12%	479.70	14.35	87.35	581.41
7	16	205	2.11%	477.44	14.29	87.35	579.08
7	16	206	2.69%	608.67	18.21	87.35	714.24
7	17	101	2.39%	540.79	16.18	87.35	644.33
7	17	102	1.83%	414.08	12.39	87.35	513.82
7	17	103	1.83%	414.08	12.39	87.35	513.82
7	17	104	2.40%	543.05	16.25	87.35	646.66
7	17	201	2.40%	543.05	16.25	87.35	646.66
7	17	202	1.83%	414.08	12.39	87.35	513.82
7	17	203	1.82%	411.82	12.32	87.35	511.49
7	17	204	2.39%	540.79	16.18	87.35	644.33
8	9	101	2.43%	600.67	16.45	87.35	704.48
8	9	102	1.91%	472.13	12.93	87.35	572.42
8	9	103	1.92%	474.61	13.00	87.35	574.96
8	9	104	1.92%	474.61	13.00	87.35	574.96
8	9	105	1.91%	472.13	12.93	87.35	572.42
8	9	106	2.42%	598.20	16.39	87.35	701.94
8	9	201	2.43%	600.67	16.45	87.35	704.48
8	9	202	1.92%	474.61	13.00	87.35	574.96
8	9	203	1.92%	474.61	13.00	87.35	574.96
8	9	204	1.92%	474.61	13.00	87.35	574.96
8	9	205	1.92%	474.61	13.00	87.35	574.96
8	9	206	2.43%	600.67	16.45	87.35	704.48
8	12	101	2.43%	600.67	16.45	87.35	704.48
8	12	102	1.92%	474.61	13.00	87.35	574.96
8	12	103	1.91%	472.13	12.93	87.35	572.42

Village Royale COA Inc.

2026 Budget (Partial Reserves) - Unit shares

		248	800.00%	1,530,593.10	65,000.00	259,968.24	1,855,561.34
Condo #	**Bdg #**	**Unit #**	**Unit %**	**Maintenance / Mth**	**Reserves / Mth**	**Cable / Mth**	**Maint + Res + Cable/ Mth**
8	12	104	1.91%	472.13	12.93	87.35	572.42
8	12	105	1.92%	474.61	13.00	87.35	574.96
8	12	106	2.43%	600.67	16.45	87.35	704.48
8	12	201	2.43%	600.67	16.45	87.35	704.48
8	12	202	1.91%	472.13	12.93	87.35	572.42
8	12	203	1.92%	474.61	13.00	87.35	574.96
8	12	204	1.91%	472.13	12.93	87.35	572.42
8	12	205	1.92%	474.61	13.00	87.35	574.96
8	12	206	2.43%	600.67	16.45	87.35	704.48
8	10	101	2.43%	600.67	16.45	87.35	704.48
8	10	102	1.90%	469.66	12.86	87.35	569.88
8	10	103	1.91%	472.13	12.93	87.35	572.42
8	10	104	1.90%	469.66	12.86	87.35	569.88
8	10	105	1.90%	469.66	12.86	87.35	569.88
8	10	106	2.42%	598.20	16.39	87.35	701.94
8	10	201	2.42%	598.20	16.39	87.35	701.94
8	10	202	1.91%	472.13	12.93	87.35	572.42
8	10	203	1.91%	472.13	12.93	87.35	572.42
8	10	204	1.91%	472.13	12.93	87.35	572.42
8	10	205	1.90%	469.66	12.86	87.35	569.88
8	10	206	2.42%	598.20	16.39	87.35	701.94
8	11	101	2.42%	598.20	16.39	87.35	701.94
8	11	102	1.91%	472.13	12.93	87.35	572.42
8	11	103	1.91%	472.13	12.93	87.35	572.42
8	11	104	1.91%	472.13	12.93	87.35	572.42
8	11	105	1.91%	472.13	12.93	87.35	572.42
8	11	106	2.43%	600.67	16.45	87.35	704.48
8	11	201	2.43%	600.67	16.45	87.35	704.48
8	11	202	1.91%	472.13	12.93	87.35	572.42
8	11	203	1.91%	472.13	12.93	87.35	572.42
8	11	204	1.91%	472.13	12.93	87.35	572.42
8	11	205	1.90%	469.66	12.86	87.35	569.88
8	11	206	2.43%	600.67	16.45	87.35	704.48