

TEN30 CONDOMINIUM ASSOCIATION, INC.

ANNUAL BUDGET 2026

January 1, 2026 to December 31, 2026

Income	2026 Budget	2025 Budget
05010-00 Assessment	\$365,639.00	\$408,038.00
05012-00 Reserve Assessment	\$93,219.48	\$88,306.00
05050-00 Late Fees	\$1,000.00	\$1,000.00
05060-00 Assessment Interest	\$1,500.00	\$1,500.00
05092-00 Owner Access Fobs/Pkg Tags/Key Cards	\$100.00	\$500.00
05112-00 Interest Reserves	\$35.00	\$35.00
Income Total	\$461,493.48	\$499,379.00
Expense		
06020-00 Printing & Postage	\$600.00	\$600.00
06070-00 Annual Corporate Fee	\$62.00	\$62.00
06080-00 State Fees	\$180.00	\$150.00
06300-00 Accounting	\$6,000.00	\$3,500.00
06335-00 Legal - General Matters	\$10,000.00	\$11,000.00
06337-00 Professional Srv - Other	\$2,000.00	\$1,900.00
06350-00 Bank Fees	\$100.00	\$100.00
06360-00 Licenses & Permits	\$1,400.00	\$1,600.00
06370-00 Admin Expense	\$1,400.00	\$1,290.00
Administrative	\$21,742.00	\$20,202.00
06900-00 Management Contract	\$13,560.00	\$12,942.00
06910-00 Lawn Maintenance	\$4,020.00	\$3,900.00
06930-00 Janitorial Service	\$40,385.00	\$40,385.00
06941-00 Front Desk Service	\$13,000.00	\$15,000.00
06970-00 Fire Alarm Maint/Monitoring	\$3,500.00	\$2,696.00
06980-00 Pool/Spa Maintenance	\$3,100.00	\$3,000.00
06990-00 Pest Extermtg. & Fertilizer	\$1,800.00	\$1,800.00
06992-00 Elevator Contract	\$3,500.00	\$3,450.00
06997-00 Equipment Lease/WIFI	\$500.00	\$840.00
06998-00 Community Access Subsc. Svs	\$3,200.00	\$4,448.00
Contract Maint	\$86,565.00	\$88,461.00
07000-00 Landscaping Impr. / Extras	\$7,000.00	\$7,000.00
07036-00 R&M - Lighting	\$2,000.00	\$2,000.00
07040-00 Lawn Fertilization / Replacement	\$3,000.00	\$3,000.00
07055-00 R&M - Irrigation	\$800.00	\$800.00
07060-00 R&M - Misc Rec Area	\$500.00	\$500.00
07070-00 Contingency	\$8,000.00	\$8,000.00
07093-00 Elevator Repair	\$5,000.00	\$5,000.00
07094-00 Equipment Inspections	\$4,000.00	\$3,000.00
07096-00 R&M - Air Conditioning Sys.	\$4,000.00	\$4,000.00
07100-00 R&M - Pool Equip	\$1,500.00	\$1,500.00
07110-00 R&M - General	\$5,000.00	\$5,000.00
07112-00 R&M - Driveway	\$220.00	\$220.00

07114-00 R&M - Plumbing	\$1,500.00	\$1,500.00
07115-00 R&M - Electrical	\$1,000.00	\$1,000.00
07155-00 R&M - Trash Chute	\$2,040.00	\$1,980.00
07160-00 R&M - General Supplies	\$1,500.00	\$1,000.00
07172-00 R&M - Life Safety	\$5,000.00	\$300.00
07173-00 R&M - Fire Sprinkler	\$1,000.00	\$1,000.00
07175-00 R&M - Alarm System Equip.	\$900.00	\$660.00
07185-00 R&M - Building Cleaning	\$1,500.00	\$1,500.00
R&M	<u>\$55,460.00</u>	<u>\$48,960.00</u>
07500-00 Electricity	\$22,000.00	\$24,000.00
07520-00 Water & Sewer	\$8,500.00	\$8,500.00
07550-00 Waste Service	\$13,000.00	\$9,960.00
07570-00 Telephone & Internet	\$3,050.00	\$2,900.00
Utilities	<u>\$46,550.00</u>	<u>\$45,360.00</u>
08000-00 Liability	\$18,220.00	\$7,842.00
08010-00 Fidelity Bond	\$1,157.00	\$257.00
08020-00 Directors & Officers	\$2,060.00	\$2,042.00
08035-00 Property	\$124,450.00	\$161,417.00
08040-00 Flood Insurance	\$9,050.00	\$28,559.00
08060-00 Umbrella	\$3,020.00	\$7,973.00
Insurance	<u>\$157,957.00</u>	<u>\$208,090.00</u>
Reserve Total	<u>\$93,219.48</u>	<u>\$88,306.00</u>
Total Expenses	<u>\$461,493.48</u>	<u>\$499,379.00</u>

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ANNUAL BUDGET 2026

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RESERVE SCHEDULE

Structural Integrity & Building Improvements Reserve Study Cash Flow Method (Pooled Funding)

*Structural Integrity Reserve Fund; Threshold Funding Plan

<i>Projected Beginning Balance:</i>	<u>\$131,571.49</u>
2026 Contribution (SIRS Structural Integrity):	<u>\$74,717.51</u>
Projected Reserve Balance End of Budget Year:	<u>\$206,289.00</u>

*Building Systems Reserve Fund; Threshold Funding Plan

<i>Projected Beginning Balance:</i>	<u>\$64,236.03</u>
2026 Contribution (SIRS Bldg Improvements):	<u>\$18,501.97</u>
Projected Reserve Balance End of Budget Year:	<u>\$82,738.00</u>

<u>Fund for Other Repair / Improvements in excess of \$5000.00:</u>	<u>10,000.00</u>
<i>Projected Beginning Balance:</i>	<u>\$10,000.00</u>

2026 Combined Contribution: \$93,219.48

**See Reserve Study Report for Complete Data*

Type / Unit #	% of Ownership	Maintenance Per Month Per Unit	Reserve Per Month Per Unit	Total Monthly Fee	# Of Units	Total Monthly Assessment	Total Annual Assessment
A1	2.155%	\$656.64	\$167.41	\$824.05	4	\$3,296.20	\$39,554.46
A1A	2.105%	\$641.52	\$163.55	\$805.07	1	\$805.07	\$9,660.88
A2	2.193%	\$668.21	\$170.36	\$838.57	6	\$5,031.43	\$60,377.17
A3	2.085%	\$635.29	\$161.97	\$797.26	3	\$2,391.77	\$28,701.27
A4	2.847%	\$867.52	\$221.17	\$1,088.69	2	\$2,177.38	\$26,128.60
A5	2.587%	\$788.33	\$200.98	\$989.31	2	\$1,978.63	\$23,743.53
B1	3.475%	\$1,058.82	\$269.94	\$1,328.76	2	\$2,657.52	\$31,890.30
B2	3.215%	\$979.63	\$249.76	\$1,229.38	4	\$4,917.54	\$59,010.45
B3	4.310%	\$1,313.29	\$334.82	\$1,648.11	2	\$3,296.22	\$39,554.69
B4	4.211%	\$1,283.04	\$327.11	\$1,610.15	1	\$1,610.15	\$19,321.77
D1	5.630%	\$1,715.46	\$437.36	\$2,152.82	2	\$4,305.64	\$51,667.64
PH1	6.471%	\$1,971.71	\$502.69	\$2,474.40	1	\$2,474.40	\$29,692.81
PH2	4.310%	\$1,313.29	\$334.82	\$1,648.11	2	\$3,296.22	\$39,554.69
Totals:					32	\$38,238.19	\$458,858.25

Type	Unit #	2026 Monthly Assessment
A1	206, 216, 306, 316	\$824.05
A1A	300	\$805.07
A2	203, 205, 215, 217, 315, 317	\$838.57
A3	207, 219, 319	\$797.26
A4	201, 301	\$1,088.69
A5	213, 313	\$989.31
B1	208, 308	\$1,328.76
B2	209, 221, 309, 321	\$1,229.38
B3	204, 214	\$1,648.11
B4	200	\$1,610.15
D1	220, PH4	\$2,152.82
PH1	PH1	\$2,474.40
PH2	PH2, PH3	\$1,648.11