Item	2025 Approved Annual Partially Funded	2025 Approved Monthly Partially Funded	2026 Approved Annual Partially Funded	2026 Approved Monthly Partially Funded
INCOME				
Owner Assessments	1,767,957.13	147,329.76	1,682,743.89	140,228.66
Reserves Allocation	300,000.00	25,000.00	320,000.00	26,666.67
Laundry Machines Commission	60,000.00	5,000.00	60,000.00	5,000.00
Prior Surplus / Other Income	0.00	0.00	0	0
TOTAL INCOME	**2,127,957.13**	**177,329.76**	**2,062,743.89**	**171,895.32**
EXPENSES				
Contracted Expenses				
Landscaping Maintenance	36,000.00	3,000.00	36,000.00	3,000.00
Pool Maintenance	11,400.00	950.00	12,480.00	1,040.00
Security Service/Parking Enforment	15,000.00	1,250.00	15,000.00	1,250.00
Cell Phone	1,200.00	100.00	1,200.00	100.00
Total Contracted Expenses	**63,600.00**	**5,300.00**	**64,680.00**	**5,390.00**
PAYROLL				
Salaries: Manager	88,015.20	7,334.60	91,535.81	7,627.98
Salaries: Administrator	54,752.78	4,562.73	56,942.89	4,745.24
Salaries: CPA / Bookkeeper	52,978.70	4,414.89	55,097.85	4,591.49
Salaries: Janitor	22,836.11	1,903.01	23,749.55	1,979.13
Salaries Maintenance	54,752.78	4,562.73	56,942.89	4,745.24
Salaries: Maintenance	54,752.78	4,562.73	56,942.89	4,745.24
Salaries: PT Clubhouse Attendant	15,260.96	1,271.75	16,899.00	1,408.25
Holiday Bonus	3,500.00	291.67	3,640.00	303.33
Total Personnel Expenses =	**346,849.31**	**28,904.11**	**361,750.88**	**30,145.91**
UTILITIES				
Electricity	45,000.00	3,750.00	50,000.00	4,166.67
Internet	2,100.00	175.00	2,100.00	175.00
Telephone	3,500.00	291.67	3,500.00	291.67
Trash Removal	70,800.00	5,900.00	74,000.00	6,166.67
Water & Sewer	210,000.00	17,500.00	274,926.01	22,910.50
Total Utilities =	**331,400.00**	27,616.67	**404,526.01**	33,710.50
INSURANCE	**770,500.00**	**64,208.33**	**560,000.00**	**46,666.67**
PROFESSIONAL SERVICE				
Audit Fees	6,000.00	500.00	6,500.00	541.67
Legal Fees	25,000.00	2,083.33	25,000.00	2,083.33
Screening Fees	0.00	0.00	0.00	0.00
Total Professional Services =	**31,000.00**	**2,583.33**	**31,500.00**	**2,625.00**
TAXES / LICENSES / PERMITS				
Taxes, Licenses, Permits	3,500.00	291.67	3,500.00	291.67
Corporate Annual Report	62.00	5.17	62.00	5.17
Florida Condominium Recording Fees	1,500.00	125.00	1,500.00	125.00
Pool Permit	300.00	25.00	300.00	25.00
Condominium Occupancy Permit	1,400.00	116.67	1,400.00	116.67
Life safety Permit Inspection	1,050.00	87.50	1,050.00	87.50
Burglar Alarm Registration	25.00	2.08	25.00	2.08
Total Taxes/Licenses/Permits =	**7,837.00**	**653.08**	**7,837.00**	**653.08**
REPAIRS & MAINTENANCE				
Access Control System	3,000.00	250.00	3,000.00	250.00
Janitorial Supplies	1,000.00	83.33	1,000.00	83.33
Electrical Repairs	6,000.00	500.00	6,000.00	500.00
Fire Prevention Equipment	6,000.00	500.00	6,000.00	500.00
Golf Cart R/M	2,000.00	166.67	2,000.00	166.67
General Building R/M & Supplies	50,000.00	4,166.67	65,000.00	5,416.67
Keys Expense	200.00	16.67	200.00	16.67
Plumbing	50,000.00	4,166.67	60,000.00	5,000.00
Pool Repairs	5,000.00	416.67	10,000.00	833.33
Contingency	59,320.82	4,943.40	60,000.00	5,000.00
Landscaping / Gardening	5,000.00	416.67	10,000.00	833.33
Mailboxes	0.00	0.00	0.00	0.00
Security Cameras	0.00	0.00	0.00	0.00
Spraying & Fertilizing	0.00	0.00	0.00	0.00
Pest &Termite Fumigation	5,000.00	416.67	5,000.00	416.67
Tree trimming (hurricane season)	15,000.00	1,250.00	15,000.00	1,250.00
Total Maintenance =	**207,520.82**	**17,293.41**	**243,200.00**	**20,266.67**
OFFICE EXPENSES				
Dues & Subscriptions	1,000.00	83.33	1,000.00	83.33
Office Expense	3,000.00	250.00	3,000.00	250.00
Postage	1,500.00	125.00	1,500.00	125.00
Copier Machine Maintenance	750.00	62.50	750.00	62.50
Bad Debt	3,000.00	250.00	3,000.00	250.00
Total Office Expenses =	**9,250.00**	**770.83**	**9,250.00**	**770.83**
TOTAL EXPENSES =	**1,663,751.37**	**138,646.95**	**1,682,743.89**	**140,228.66**
RESERVE	**300,000.00**	**25,000.00**	**320,000.00**	**26,666.67**
TOTAL EXPENSES PLUS RESERVES	**1,963,751.37**	**163,646.95**	**2,002,743.89**	**166,895.32**

Unit Type	Number of Units	% Ownership	2026 Partially Funded Maintenance
Type 1 (2/2)	182	0.0030657	511.65
Type 2 (2/2)	10	0.0030657	511.65
Type 3 (1/1)	90	0.002260338	377.24
Type 4 (1/1)	92	0.002260338	377.24