

THE RONEY PALACE CONDO ASSOCIATION



Proposed Operating Budget January 1, 2026 Through December 31, 2026

581 Residential Units

Description	Monthly Approved Budget 2025	Annual Approved Budget 2025	2025 Reforecast: YTD Actual + Reforecast Balance of Year Avg Monthly Annual		Proposed Monthly Budget 2026	Proposed Annual Budget 2026	Annual Variance From 2025 Budget	Percentage Variance
REVENUES								
Maintenance Income								
Owner Assessment	996,585	11,959,023	996,253	11,955,037	1,040,987	12,491,849	532,826	4%
Cable Income	50,046	600,550	50,042	600,501	50,046	600,550	-	0%
Total Maintenance	1,046,631	12,559,573	1,046,295	12,555,538	1,091,033	13,092,399	532,826	4%
Other Income								
Late Fees	417	5,000	624	7,483	417	5,000	-	0%
Pet Deposit Income	21	250	10	124	21	250	-	0%
Terrace Income	-	-	1,588	19,050	2,000	24,000	24,000	
Non-Sufficient Fees Income	83	1,000	93	1,117	83	1,000	-	0%
Owner Interest Income	-	-	2,314	27,773	-	-	-	
Deferred Cable Income	-	-	742	8,899	-	-	-	
Screening Fees	1,667	20,000	1,648	19,780	1,667	20,000	-	0%
Gate Key Income	4,167	50,000	8,473	101,675	4,167	50,000	-	0%
Storage Unit Income	833	10,000	1,381	16,573	833	10,000	-	0%
Bad Debt Recovery	-	-	-	-	-	-	-	
Laundry Income	2,917	35,000	4,425	53,099	2,917	35,000	-	0%
House Charges/Work Orders	1,667	20,000	2,639	31,667	1,667	20,000	-	0%
Water Damages	-	-	-	-	-	-	-	
Interest Income	-	-	7	89	-	-	-	
Misc Income	-	-	320	3,842	-	-	-	
Total Other Income	11,771	141,250	24,264	291,172	13,771	165,250	24,000	17%
Total Revenues	1,058,402	12,700,823	1,070,559	12,846,711	1,104,804	13,257,649	556,826	4%
EXPENSES								
Administrative Expenses								
Fees to Division	208	2,500	313	3,752	208	2,500	-	0%
Master Association Fees	813,824	9,765,892	813,824	9,765,893	870,932	10,451,187	685,295	7%
Audit & Accounting Fees	2,146	25,750	2,146	25,751	2,146	25,750	-	0%
Legal Fees	2,500	30,000	3,512	42,141	3,333	40,000	10,000	33%
Legal Settlement	2,083	25,000	951	11,417	2,083	25,000	-	0%
License, Fees & Permits	417	5,000	357	4,281	417	5,000	-	0%
Bad Debt Expense	1,250	15,000	521	6,250	1,250	15,000	-	0%
Office Supplies	1,250	15,000	1,576	18,908	1,250	15,000	-	0%
Postage	417	5,000	349	4,188	417	5,000	-	0%
Bank Charges	167	2,000	148	1,779	167	2,000	-	0%
Printing	833	10,000	1,162	13,947	833	10,000	-	0%
Total Administrative	825,095	9,901,142	824,859	9,898,307	883,036	10,596,437	695,295	7%
Salaries & Benefits								
Salaries - Admin Staff	31,504	378,045	31,080	372,962	33,055	396,659	18,614	5%
Salaries - Front Desk	20,514	246,173	20,702	248,418	19,209	230,512	(15,661)	-6%
Salaries - Maintenance	25,060	300,720	25,662	307,945	26,526	318,306	17,586	6%
Salaries - Holiday Bonus	4,583	55,000	4,586	54,998	4,813	57,750	2,750	5%
Medical Insurance/Benefits	4,480	53,760	2,260	40,232	4,600	55,200	1,440	3%
Total Salaries & Benefits	86,142	1,033,698	84,290	1,024,555	88,202	1,058,427	24,729	2%
Contracts								
Management Collected Fees	16,752	201,021	16,752	201,023	17,254	207,048	6,027	3%
Accounting Monthly	4,746	56,952	4,746	56,952	4,888	58,656	1,704	3%
Equipment Lease	2,050	24,600	2,136	25,626	2,200	26,400	1,800	7%
Cable TV/Internet	50,046	600,550	49,184	590,213	50,046	600,550	-	0%
Pest Control	984	11,813	893	10,277	984	11,808	(5)	0%
Latch Maintenance Contract	2,855	34,260	2,855	34,260	2,917	35,000	740	2%
STR Monitor	-	-	-	-	2,500	30,000	30,000	
Lobby Scent Contract	168	2,016	192	2,303	197	2,364	348	17%
Total Contracts	77,601	931,212	76,758	920,654	80,986	971,826	40,614	4%
Insurance								
Insurance - Windstorm	63	751	104	1,248	63	751	-	0%
Insurance - Umbrella/Excess Liability	7,450	89,397	7,344	88,126	7,711	92,534	3,137	4%
Insurance - Directors & Office	583	6,996	575	6,896	600	7,206	210	3%
Insurance - Fidelity Bond/Crime	147	1,760	111	1,330	87	1,040	(720)	-41%
Insurance - Workers Comp	43	515	43	512	43	511	(4)	-1%
Insurance - General Liability	12,144	145,724	11,971	143,651	11,253	135,039	(10,685)	-7%
Insurance - D & O Excess	961	11,531	947	11,368	963	11,552	21	0%
Insurance - Finance Charges	521	6,255	723	8,676	777	9,326	3,071	49%
Total Insurance	21,911	262,929	21,817	261,807	21,497	257,959	(4,970)	-2%
Repairs & Maintenance								
R&M - Uniforms	625	7,500	565	6,781	625	7,500	-	0%
R&M - General Maintenance	5,000	60,000	4,397	52,758	5,000	60,000	-	0%
R&M - Keys & Locks	833	10,000	1,223	14,674	833	10,000	-	0%
R&M - Supplies	1,667	20,000	1,135	13,616	1,667	20,000	-	0%
R&M - Bulk Trash Removal	600	7,200	692	8,300	600	7,200	-	0%
R&M - Water Damage	12,500	150,000	12,479	149,753	12,500	150,000	-	0%
R&M - Painting	833	10,000	445	5,338	667	8,000	(2,000)	-20%
R&M - Lighting	11,667	140,000	16,023	192,271	-	-	(140,000)	-100%
R&M - Flooring Rep	6,667	80,000	5,417	65,000	-	-	(80,000)	-100%
R&M - Lndscape Extras	583	7,000	660	7,919	833	10,000	3,000	43%
R&M - Access Sys/Gat	1,250	15,000	1,363	16,355	5,000	60,000	45,000	300%
Prior Year Expense	4,167	50,000	783	9,394	2,083	25,000	(25,000)	-50%



January 1, 2026 Through December 31, 2026

581 Residential Units

Total R & M	46,392	556,700	45,180	542,159	29,808	357,700	(199,000)	-36%
Utilities								
Telephone	262	3,142	251	3,011	275	3,300	158	5%
Total Utilities	262	3,142	251	3,011	275	3,300	158	5%
Special Assessment Collection Fees								
SPA Processing Fees	1,000	12,000	1,180	14,160	1,000	12,000	-	0%
Total SPA Fees	1,000	12,000	1,180	14,160	1,000	12,000	-	0%
Total Expenses	1,058,402	12,700,823	1,054,334	12,664,652	1,104,804	13,257,649	556,826	4%
Net Income (Loss)	-	-	16,225	182,059	-	-	-	

APPROVED BY: _____

Treasurer

DATE: _____

APPROVED BY: _____

Property Manager

DATE: _____