The Breeze Condominium Association, Inc.
2026 Annual Budget

Account Description	Budgeted Monthly	Budgeted Annual
Monthly Maintenance Fees	$ 56,749	$ 680,988
Reserve Income	$ 7,510	$ 90,125
Total Income	**$ 64,259**	**$ 771,113**
Administrative Costs		
Past Due Amounts	$ -	$ -
Management Fees	$ 3,350	$ 40,200
Accounting Fees	$ 750	$ 9,000
Legal Fees	$ 200	$ 2,400
Annual Condo Fees	$ 22	$ 264
License,Taxes,Permit	$ 485	$ 5,820
Mailings & Office Supplies	$ 100	$ 1,200
Insurance	$ 19,578	$ 234,936
Miscellaneous Admin	$ 200	$ 2,400
Total Administrative	**$ 24,685**	**$ 296,220**
Utilities		
Electricity	$ 1,650	$ 19,800
Water & Sewer, Trash, Stormwater	$ 15,100	$ 181,200
Telephone	$ 320	$ 3,840
Cable Television	$ 4,289	$ 51,468
Total Utilities	**$ 21,359**	**$ 256,308**
Contract Services		
Elevator Contract	$ 1,100	$ 13,200
Pest Control	$ 250	$ 3,000
Landscaping	$ 910	$ 10,920
Pool Maintenance	$ 260	$ 3,120
Fire Alarm Services	$ 350	$ 4,200
Gym Equipment Maintenance	$ 50	$ 600
Janitorial and Maintenance Service	$ 3,000	$ 36,000
Total Contracts	**$ 5,920**	**$ 71,040**
Repairs & Maintenance		
Electric R&M	$ 350	$ 4,200
R&M Supplies	$ 420	$ 5,040
Lock & Gate R&M	$ 300	$ 3,600
Plumbing and A/C R&M	$ 750	$ 9,000
Pool R&M	$ 300	$ 3,600
Landscaping R&M	$ 1,900	$ 22,800
Misc. R&M	$ 765	$ 9,180
Total Repairs & Maintenance	**$ 4,785**	**$ 57,420**
Reserve Transfers	**$ 7,510**	**$ 90,125**
Total Expenditures including Reserves	**$ 64,259**	**$ 771,113**
Total Expenditures without Reserves	**$ 56,749**	**$ 680,988**

The Breeze Condominium Association, Inc.
2026 Annual Budget with Reserves

2026 Maintenance Fees

Maintenance Fees including reserves

Line #	% Ownership	Amount
1	1.59%	$ 1,019
2	1.38%	$ 893
3	1.39%	$ 899
4	1.41%	$ 911
5	1.39%	$ 899
6	1.39%	$ 899
7	1.38%	$ 893
8	1.58%	$ 1,013
9	1.71%	$ 1,090
10	1.39%	$ 899
11	1.39%	$ 899
12	1.39%	$ 899
13	1.69%	$ 1,078
14	1.38%	$ 893
15	1.66%	$ 1,060
TH 1	1.91%	$ 1,210
TH 2	1.78%	$ 1,132
TH 3	2.09%	$ 1,318
TH 4	2.09%	$ 1,318
TH 5	1.78%	$ 1,132
TH 6	1.91%	$ 1,210

2026
SCHEDULE OF DEFERRED MAINTENANCE & CAPITAL EXPENDITURE RESERVES

RESERVE ITEMS	ESTIMATED TOTAL USEFUL LIFE (YEARS)	ESTIMATED REMAINING USEFUL LIFE (YEARS)	ESTIMATED COST	FUND BALANCE	FUNDING REQUIRED FOR PROPOSED BUDGET	Monthly Funding for Proposed Budget
Pool	20	14	$ 60,210	$ 10,563	$ 3,546	$ 296
Roofing	40	39	$ 462,000	$ 75,000	$ 9,923	$ 827
Pavement	30	16	$ 31,600	$ 6,964	$ 1,540	$ 128
Structural	10	10	$ 250,000	$ 54,204	$ 19,580	$ 1,632
Building Painting	10	10	$ 180,000	$ 50,000	$ 13,000	$ 1,083
Exterior slab waterproofing	10	10	$ 24,000	$ 47,796	$ (2,380)	$ (198)
Windows & Exterior Doors	45	44	$ 25,000	$ 107,660	$ (1,879)	$ (157)
Heating & Cooling Systems	20	11	$ 34,700	$ 2,343	$ 2,942	$ 245
Electrical	30	29	$ 200,000	$ 6,816	$ 6,662	$ 555
Plumbing	30	29	$ 600,000	$ 51,050	$ 18,929	$ 1,577
Fire Protection	30	29	$ 125,000	$ 61,292	$ 2,197	$ 183
Elevator Modernization	25	16	$ 140,250	$ 68,530	$ 4,483	$ 374
Fence	25	6	$ 70,000	$ 23,140	$ 7,810	$ 651
Carpet	30	19	$ 75,000	$ 3,307	$ 3,773	$ 314
TOTAL RESERVES			**$ 2,277,760**	$ 568,665	**$ 90,125**	**$ 7,510**

Breeze Condominium Assoc., Inc.
2026-2025 Annual Budget Comparison

Account Description	2026 Budgeted Monthly	2026 Budgeted Annual	2025 Budgeted Monthly	2025 Budgeted Annual	% Change	$ Change Monthly
Income						
Monthly Maintenance Fees	$ 56,749	$ 680,988	$ 52,890	$ 634,680	7%	$ 3,859
Reserve Income	$ 7,510	$ 90,125	$ 9,256	$ 111,073	-19%	$ (1,746)
Total Income	**$ 64,259**	**$ 771,113**	**$ 62,146**	**$ 745,753**	3%	$ 2,113
Administrative Costs						
Past Due Amounts	$ -	$ -	$ -	$ -	0%	$ -
Management Fees	$ 3,350	$ 40,200	$ 3,000	$ 36,000	12%	$ 350
Accounting Fees	$ 750	$ 9,000	$ 750	$ 9,000	0%	$ -
Legal Fees	$ 200	$ 2,400	$ 400	$ 4,800	-50%	$ (200)
Annual Condo Fees	$ 22	$ 264	$ 22	$ 264	0%	$ -
Licenses, Taxes, Permits & Inspections	$ 485	$ 5,820	$ 385	$ 4,620	26%	$ 100
Mailings & Office Supplies	$ 100	$ 1,200	$ 100	$ 1,200	0%	$ -
Insurance	$ 19,578	$ 234,936	$ 14,850	$ 178,200	32%	$ 4,728
Miscellaneous Admin	$ 200	$ 2,400	$ 20	$ 240	900%	$ 180
Total Administrative	**$ 24,685**	**$ 296,220**	**$ 19,527**	**$ 234,324**	**26%**	**$ 5,158**
Utilities						
Electricity	$ 1,650	$ 19,800	$ 1,650	$ 19,800	0%	$ -
Water & Sewer, Trash, Stormwater	$ 15,100	$ 181,200	$ 14,150	$ 169,800	7%	$ 950
Telephone	$ 320	$ 3,840	$ 295	$ 3,540	8%	$ 25
Cable Television	$ 4,289	$ 51,468	$ 6,988	$ 83,856	-39%	$ (2,699)
Total Utilities	**$ 21,359**	**$ 256,308**	**$ 23,083**	**$ 276,996**	**-7%**	**$ (1,724)**
Contract Services						
Elevator Contract	$ 1,100	$ 13,200	$ 1,080	$ 12,960	2%	$ 20
Pest Control	$ 250	$ 3,000	$ 175	$ 2,100	43%	$ 75
Landscaping	$ 910	$ 10,920	$ 910	$ 10,920	0%	$ -
Pool Maintenance	$ 260	$ 3,120	$ 260	$ 3,120	0%	$ -
Fire Alarm Services	$ 350	$ 4,200	$ 350	$ 4,200	0%	$ -
Gym Equipment Maintenance	$ 50	$ 600	$ 45	$ 540	11%	$ 5
Janitorial and Maintenance Service	$ 3,000	$ 36,000	$ 3,200	$ 38,400	-6%	$ (200)
Total Contracts	**$ 5,920**	**$ 71,040**	**$ 6,020**	**$ 72,240**	**-2%**	**$ (100)**
Repairs & Maintenance						
Electric R&M	$ 350	$ 4,200	$ 350	$ 4,200	0%	$ -
R&M Supplies	$ 420	$ 5,040	$ 420	$ 5,040	0%	$ -
Lock & Gate R&M	$ 300	$ 3,600	$ 300	$ 3,600	0%	$ -
Plumbing and A/C R&M	$ 750	$ 9,000	$ 375	$ 4,500	100%	$ 375
Pool R&M	$ 300	$ 3,600	$ 150	$ 1,800	100%	$ 150
Landscaping R&M	$ 1,900	$ 22,800	$ 1,900	$ 22,800	0%	$ -
Misc. R&M	$ 765	$ 9,180	$ 765	$ 9,180	0%	$ -
Total Repairs & Maintenance	**$ 4,785**	**$ 57,420**	**$ 4,260**	**$ 51,120**	**12%**	**$ 525**
Reserve Transfers	**$ 7,510**	**$ 90,125**	**$ 9,256**	**$ 111,073**	**-19%**	**$ (1,746)**
Total Expenditures including Reserves	**$ 64,259**	**$ 771,113**	**$ 62,146**	**$ 745,753**	**3%**	**$ 2,113**
Total Expenditures without Reserves	**$ 56,749**	**$ 680,988**	**$ 52,890**	**$ 634,680**	**7%**	**$ 3,859**

Breeze Condominium Assoc., Inc.
2026-2025 Maintenance Fee Comparison

Monthly Fees WITH RESERVES

Line	% Ownership	2026	2025	% Change	$ Change
1	1.59%	$ 1,018.52	$ 982.89	4%	$ 35.62
2	1.38%	$ 892.58	$ 867.06	3%	$ 25.52
3	1.39%	$ 898.57	$ 872.58	3%	$ 26.00
4	1.41%	$ 910.57	$ 883.61	3%	$ 26.96
5	1.39%	$ 898.57	$ 872.58	3%	$ 26.00
6	1.39%	$ 898.57	$ 872.58	3%	$ 26.00
7	1.38%	$ 892.58	$ 867.06	3%	$ 25.52
8	1.58%	$ 1,012.52	$ 977.38	4%	$ 35.14
9	1.71%	$ 1,090.48	$ 1,049.08	4%	$ 41.40
10	1.39%	$ 898.57	$ 872.58	3%	$ 26.00
11	1.39%	$ 898.57	$ 872.58	3%	$ 26.00
12	1.39%	$ 898.57	$ 872.58	3%	$ 26.00
13	1.69%	$ 1,078.49	$ 1,038.05	4%	$ 40.43
14	1.38%	$ 892.58	$ 867.06	3%	$ 25.52
15	1.66%	$ 1,060.49	$ 1,021.50	4%	$ 38.99
TH 1	1.91%	$ 1,210.42	$ 1,159.40	4%	$ 51.02
TH 2	1.78%	$ 1,132.46	$ 1,087.69	4%	$ 44.77
TH 3	2.09%	$ 1,318.37	$ 1,258.68	5%	$ 59.68
TH 4	2.09%	$ 1,318.37	$ 1,258.68	5%	$ 59.68
TH 5	1.78%	$ 1,132.46	$ 1,087.69	4%	$ 44.77
TH 6	1.91%	$ 1,210.42	$ 1,159.40	4%	$ 51.02

2026
SCHEDULE OF DEFERRED MAINTENANCE & CAPITAL EXPENDITURE RESERVES

RESERVE ITEMS	ESTIMATED REMAINING USEFUL LIFE (YEARS)	ESTIMATED COST	FUND BALANCE	MONTHLY PROPOSED FUNDING	% Change	$ Change
Pool	14	$60,210	$10,563	$296	-12%	$ (39)
Roofing	39	$462,000	$75,000	$827	-56%	$ (1,072)
Pavement	16	$31,600	$6,964	$128	203%	$ 86
Structural	10	$250,000	$54,204	$1,632	-27%	$ (589)
Building Painting	10	$180,000	$50,000	$1,083	71%	$ 451
Windows & Exterior Doors	44	$25,000	$107,660	-$157	-442%	$ (202)
Heating & Cooling Systems	11	$34,700	$2,343	$245	-45%	$ (202)
Electrical	29	$200,000	$6,816	$555	-67%	$ (1,112)
Plumbing	29	$600,000	$51,050	$1,577	791%	$ 1,400
Fire Protection	29	$125,000	$61,292	$183		
Elevator Modernization	16	$140,250	$68,530	$374	-39%	$ (238)
Fence	6	$70,000	$23,140	$651	2%	$ 10
Carpet	19	$75,000	$3,307	$314	1%	$ 2
TOTAL RESERVES		$2,277,760	$568,665	$7,510	-19%	$ (1,746)

2025
SCHEDULE OF DEFERRED MAINTENANCE & CAPITAL EXPENDITURE RESERVES

RESERVE ITEMS	ESTIMATED REMAINING USEFUL LIFE (YEARS)	ESTIMATED COST	FUND BALANCE	MONTHLY PROPOSED FUNDING
Pool	15	$ 60,210	$ -	$ 335
Roofing	20	$ 462,000	$ 6,293	$ 1,899
Pavement	17	$ 31,600	$ 22,965	$ 42
Structural	10	$ 370,000	$ 103,573	$ 2,220
Building Painting	10	$ 180,000	$ 104,129	$ 632
Windows & Exterior Doors	45	$ 25,000	$ 309	$ 46
Heating & Cooling Systems	12	$ 34,700	$ 2,021	$ 227
Electrical	30	$ 200,000	$ 39,096	$ 447
Plumbing	30	$ 600,000	$ -	$ 1,667
Fire Protection	30	$ 125,000	$ 61,292	$ 177
Elevator Modernization	17	$ 140,250	$ 15,474	$ 612
Fence	7	$ 70,000	$ 16,189	$ 641
Carpet	20	$ 75,000	$ -	$ 313
TOTAL RESERVES		**$ 2,397,760**	**$ 416,898**	**$ 9,256**