

WHITE SANDS BEACH HOMES II
APPROVED BUDGET 2026

	Annual 2025 Budget	Approved Budget 2026 Annual	Approved Budget 2026 Monthly	Per Unit Monthly
Revenue				
Assessment Income	\$ 108,000	\$ 111,960	\$ 9,330	\$ 1,555
Special Assessment-Windstorm Insurance 2024-2025	24,553	-	-	-
Roll Over Excess Funds	10,000	22,000	\$ 1,833	\$ 306
Total Revenue	<u>142,553</u>	<u>133,960</u>	<u>11,163</u>	<u>1,861</u>
Operating Expenses				
Administrative				
Accountant fees	4,800	4,800	400	66
Annual Corporate Report	62	62	5	1
Attorneys Fees	4,000	4,000	333	56
Bank Charge	258	50	4	1
Caswise Software	-	2,400	200	33
Insurance-Windstorm/Property/Liab/D&O/Flood	72,000	63,000	5,250	875
Licenses & Fees/Permits	24	24	2	0
Printing/Office/Postage	120	-	-	-
Tax Preparation Fee & Year End Tax Forms	475	500	42	7
Total Administrative	<u>81,739</u>	<u>74,836</u>	<u>6,236</u>	<u>1,039</u>
Maintenance & Repairs				
General Repairs/Supplies	11,400	10,712	892	149
Gutter Repair	1,700	-	-	-
Landscaping Extra/ Irrigation	6,000	4,000	333	56
Pressure Cleaning	850	850	71	12
Storm & Hurricane Debris Cleanup	2,500	1,400	117	20
Total Maintenance & Repairs	<u>22,450</u>	<u>16,962</u>	<u>1,413</u>	<u>237</u>
Contracts				
Landscaping Maintenance	9,600	9,600	800	133
Management -Administrative	2,100	2,100	175	29
Total Contracts	<u>11,700</u>	<u>11,700</u>	<u>975</u>	<u>162</u>
Utilities				
Water & Sewer	3,800	3,600	300	50
Total Utilities	<u>3,800</u>	<u>3,600</u>	<u>300</u>	<u>50</u>
Total Operating Expenses	<u>119,689</u>	<u>107,098</u>	<u>8,924</u>	<u>1,488</u>
Reserves-Non Operating Expenses				
Reserves	22,864	26,862	2,239	373
Total Reserve Allotments	<u>22,864</u>	<u>26,862</u>	<u>2,239</u>	<u>373</u>
Total Expenses	<u>\$ 142,553</u>	<u>\$ 133,960</u>	<u>\$ 11,163</u>	<u>\$ 1,861</u>
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 0</u>	<u>\$ (0)</u>

2026 Maintenance Fee Monthly Per Unit is \$1,555.00

WHITE SANDS BEACH HOMES II
APPROVED 2026 RESERVE CALCULATIONS

Traditional Reserve Study (TRS)

A	B	C	D	E	F	G	H
Reserve Components	ESTIMATE REPLACEMENT COST	RESERVES BALANCE AS OF 12/31/25	AMOUNT NEEDED TO BE FUNDED	TOTAL ESTIMATED LIFE	Estimated Remaining Life	2026 Annual Reserves Assessment	2026 Monthly Reserves Assessment
			(B-C)	(Yrs)	(Yrs)	(D/F)	(G/12)
Driveway pavers and sidewalks	\$ 48,000	\$ 24,000	\$ 24,000	25	1	\$ 24,000	\$ 2,000
Structural systems (walls, balconies, walkways)	\$ 18,000	\$ 360	\$ 17,640	50	NA	\$ 360	\$ 30
Exterior painting / waterproofing / stucco restoring	\$ 9,000	\$ 1,000	\$ 8,000	10	8	\$ 1,000	\$ 83
Roof covering - low slope (inverted)	\$ 84,000	\$ 6,000	\$ 78,000	25	13	\$ 6,000	\$ 500
Roof covering - pitched	\$ 27,000	\$ 931	\$ 26,069	40	28	\$ 931	\$ 78
Plumbing systems upgrade	\$ 12,000	\$ 267	\$ 11,733	45	NA	\$ 267	\$ 34
Electrical systems upgrade	\$ 9,000	\$ 200	\$ 8,800	45	NA	\$ 200	\$ 17
Escalation Factor 3%						\$ 982	\$ 82
TOTAL	\$ 207,000	\$ 32,758	\$ 174,242			\$ 33,740	\$ 2,823
Reserves at 100%		\$ 32,758				\$ 33,740	
Reserves: Recommended Annual Contibution		\$ 21,620				\$ 28,106	
Reserves Actual Funded		\$ 22,864				\$ 26,862	\$ 2,239

NOTE: The accuracy of the above estimated replacement costs are based on the Reserve Study that was conducted in March 2025.