

COMMODORE PLAZA CONDOMINIUM ASSOCIATION, INC.
Schedule Of Owner Maintenance Payments
January 1, 2026 - December 31, 2026

OWNER PAYMENT FACTORS - ALL BUDGET OPTIONS	
\$	3,727,242.38 Maintenance
\$	657,123.67 Cable
\$	2,488,810.73 2024 Annual Insurance

Budget 1 Payment Schedule

Building#- Unit Type	Percentage Of Ownership	Number Of Units	Total Percentage	Current Payment 2025	Breakdown of monthly payment					PARTIAL FUNDING OF NON-SIRS RESERVES (SIR TO BE FUNDED VIA SPECIAL ASSESSMENT)		
					Operating Costs (Per Unit)	Reserves (Per Unit)	Cable Contract (Per Unit)	Insurance Cost (Per Unit)	Monthly Per Unit Maintenance	Percentage Increase	Proposed Monthly Total All Units Maintenance	
000C-1	0.132000000	118	15.57600	\$ 886.43	\$ 409.14	\$ 119.79	\$ 83.73	\$ 273.77	\$ 886.43	0%	\$ 104,598.74	
000C-B	0.151000000	82	12.38200	\$ 1,002.88	\$ 468.94	\$ 137.03	\$ 83.73	\$ 313.18	\$ 1,002.88	0%	\$ 82,236.16	
000C-C2C	0.159000000	33	5.24700	\$ 1,051.91	\$ 494.12	\$ 144.29	\$ 83.73	\$ 329.77	\$ 1,051.91	0%	\$ 34,713.03	
000C-D2C	0.175000000	82	14.35000	\$ 1,149.97	\$ 544.47	\$ 158.81	\$ 83.73	\$ 362.95	\$ 1,149.97	0%	\$ 94,297.54	
000C-G3C	0.191000000	3	0.57300	\$ 1,248.03	\$ 594.83	\$ 173.33	\$ 83.73	\$ 396.14	\$ 1,248.03	0%	\$ 3,744.09	
000C-H	0.100000000	3	0.30000	\$ 690.30	\$ 308.42	\$ 90.75	\$ 83.73	\$ 207.40	\$ 690.30	0%	\$ 2,070.90	
000T-1	0.132000000	98	12.93600	\$ 886.43	\$ 409.14	\$ 119.79	\$ 83.73	\$ 273.77	\$ 886.43	0%	\$ 86,870.14	
000T-B	0.151000000	51	7.70100	\$ 1,002.88	\$ 468.94	\$ 137.03	\$ 83.73	\$ 313.18	\$ 1,002.88	0%	\$ 51,146.88	
000T-C2T	0.163000000	51	8.31300	\$ 1,076.42	\$ 506.70	\$ 147.92	\$ 83.73	\$ 338.06	\$ 1,076.42	0%	\$ 54,897.42	
000T-D2C	0.175000000	97	16.97500	\$ 1,149.97	\$ 544.47	\$ 158.81	\$ 83.73	\$ 362.95	\$ 1,149.97	0%	\$ 111,547.09	
000T-G3T	0.207000000	7	1.44900	\$ 1,346.09	\$ 645.19	\$ 187.85	\$ 83.73	\$ 429.32	\$ 1,346.09	0%	\$ 9,422.63	
000T-H	0.100000000	7	0.70000	\$ 690.30	\$ 308.42	\$ 90.75	\$ 83.73	\$ 207.40	\$ 690.30	0%	\$ 4,832.10	
00TH-A	0.159000000	22	3.49800	\$ 1,051.91	\$ 494.12	\$ 144.29	\$ 83.73	\$ 329.77	\$ 1,051.91	0%	\$ 23,142.02	
Total		654	100.00000						\$ 663,518.74		\$ 663,518.74	
									\$ 7,962,224.88		\$ 7,962,224.88	

Budget 2 Payment Schedule

Building#- Unit Type	Percentage Of Ownership	Number Of Units	Total Percentage	Current Payment 2025	Breakdown of monthly payment					FULL FUNDING OF NON-SIRS RESERVES (SIR TO BE FUNDED VIA SPECIAL ASSESSMENT)		
					Operating Costs (Per Unit)	Reserves (Per Unit)	Cable Contract (Per Unit)	Insurance Cost (Per Unit)	Monthly Per Unit Maintenance	Percentage Increase	Proposed Monthly Total All Units Maintenance	
000C-1	0.132000000	118	15.57600	\$ 886.43	\$ 410.00	\$ 548.97	\$ 83.73	\$ 273.77	\$ 1,316.47	49%	\$ 155,343.43	
000C-B	0.151000000	82	12.38200	\$ 1,002.88	\$ 469.01	\$ 627.99	\$ 83.73	\$ 313.18	\$ 1,493.91	49%	\$ 122,500.57	
000C-C2C	0.159000000	33	5.24700	\$ 1,051.91	\$ 493.86	\$ 661.26	\$ 83.73	\$ 329.77	\$ 1,568.62	49%	\$ 51,764.49	
000C-D2C	0.175000000	82	14.35000	\$ 1,149.97	\$ 543.56	\$ 727.80	\$ 83.73	\$ 362.95	\$ 1,718.04	49%	\$ 140,879.58	
000C-G3C	0.191000000	3	0.57300	\$ 1,248.03	\$ 593.25	\$ 794.35	\$ 83.73	\$ 396.14	\$ 1,867.47	50%	\$ 5,602.40	
000C-H	0.100000000	3	0.30000	\$ 690.30	\$ 310.60	\$ 415.89	\$ 83.73	\$ 207.40	\$ 1,017.62	47%	\$ 3,052.87	
000T-1	0.132000000	98	12.93600	\$ 886.43	\$ 410.00	\$ 548.97	\$ 83.73	\$ 273.77	\$ 1,316.47	49%	\$ 129,014.03	
000T-B	0.151000000	51	7.70100	\$ 1,002.88	\$ 469.01	\$ 627.99	\$ 83.73	\$ 313.18	\$ 1,493.91	49%	\$ 76,189.38	
000T-C2T	0.163000000	51	8.31300	\$ 1,076.42	\$ 506.28	\$ 677.90	\$ 83.73	\$ 338.06	\$ 1,605.98	49%	\$ 81,904.80	
000T-D2C	0.175000000	97	16.97500	\$ 1,149.97	\$ 543.56	\$ 727.80	\$ 83.73	\$ 362.95	\$ 1,718.04	49%	\$ 166,650.23	
000T-G3T	0.207000000	7	1.44900	\$ 1,346.09	\$ 642.95	\$ 860.89	\$ 83.73	\$ 429.32	\$ 2,016.89	50%	\$ 14,118.22	
000T-H	0.100000000	7	0.70000	\$ 690.30	\$ 310.60	\$ 415.89	\$ 83.73	\$ 207.40	\$ 1,017.62	47%	\$ 7,123.37	
00TH-A	0.159000000	22	3.49800	\$ 1,051.91	\$ 493.86	\$ 661.26	\$ 83.73	\$ 329.77	\$ 1,568.62	49%	\$ 34,509.66	
Total		654	100.00000						\$ 988,653.02		\$ 988,653.02	
									\$ 11,863,836.28		\$ 11,863,836.28	

Commodore Plaza Condominium Association
FY 2026 Proposed Budget

COMMODORE PLAZA CONDOMINIUM ASSOCIATION						
JANUARY 1, 2026 - DECEMBER 31, 2026 OPERATING BUDGET						
		BUDGET 1				BUDGET 2
Description	Approved Annual Budget 2025	Proposed 2026 budget [Partially Funding NON-SIR and funding SIR via special assessment]	Variance	Variance %		Proposed 2026 budget [Fully Funding NON-SIR and funding SIR via special assessment]
Assessment	\$ 3,911,214	\$ 3,727,242	\$ (183,972)	-4.7%		\$ 3,727,242
Reserve Assessment	\$ 575,000	\$ 1,089,000	\$ 514,000	89.4%		\$ 4,990,660
Insurance Assessment	3,470,000	2,488,811	\$ (981,189)	-28.3%		2,488,811
	\$ 7,956,214	\$ 7,305,053	\$ (651,161)	-8.2%		\$ 11,206,713
Bad Debt Recovery	-	-	-	N/A		-
Late Fee Income	3,215	2,500	(715)	-22.2%		2,500
Interest Income	3,000	5,000	2,000	66.7%		5,000
Laundry Income	55,000	55,000	-	0.0%		55,000
Storage Income	5,347	5,347	-	0.0%		5,347
Legal Fee Income	-	-	-	N/A		-
Application/Screening	5,837	8,000	2,163	37.1%		8,000
Miscellaneous Income	5,000	5,000	-	0.0%		5,000
Laundry Machine Bonus	12,000	12,000	-	0.0%		12,000
Vending Machines	2,000	2,000	-	0.0%		2,000
Violation / Fine Income	-	6,000	6,000	N/A		6,000
Auto Decals	-	-	-	N/A		-
Parking Income	1,000	18,000	17,000	1700.0%		18,000
Boat & Dock Income	24,759	24,759	-	0.0%		24,759
Bar Code Income	1,000	1,000	-	0.0%		1,000
Key Income	800	800	-	0.0%		800
Cable Assessment Income	-	657,124				657,124
Elevator Income	5,000	5,000	-	0.0%		5,000
Antenna / Roof Top	114,408	114,408	-	0.0%		114,408
Cable Agreement Income	16,350	16,350	-	0.0%		16,350
	\$ 260,716	\$ 938,288	\$ 677,572	259.9%		\$ 938,288
Legal Fees Collections	50,000	50,000	-	0.0%		50,000
Accounting/Audit/Tax Fees	52,200	9,500	(42,700)	-81.8%		9,500
Legal Fees General Matters	50,000	150,000	100,000	200.0%		150,000
Professional Fees Other	70,000	70,000	-	0.0%		70,000
Bank Charges	700	700	-	0.0%		700
Licenses, Fees & Taxes	3,500	6,116	2,616	74.7%		6,116
Office Supplies	6,000	3,500	(2,500)	-41.7%		3,500
Printing & Postage	5,000	5,000	-	0.0%		5,000
Bonus / Holiday Fund	15,000	-	(15,000)	-100.0%		-
Social Events	5,000	5,000	-	0.0%		5,000
Bad Debt Expense	25,000	50,000	25,000	100.0%		50,000
Loan Interest	49,764	49,764	-	0.0%		49,764
Miscellaneous	5,000	5,000	-	0.0%		5,000
	337,164	404,580	67,416	20.0%		404,580
License, Tax, Permits	-	5,000	5,000	N/A		5,000
Violation/Fines	500	500	-	0.0%		500
	500	5,500	5,000	1000.0%		5,500
Insurance	3,250,000	2,488,811	(761,189)	-23.4%		2,488,811
Insurance Finance Charges	120,000	-	(120,000)	-100.0%		-
Insurance Deductible	100,000	-	(100,000)	-100.0%		-
	3,470,000	2,488,811	(981,189)	-28.3%		2,488,811

Commodore Plaza Condominium Association
FY 2026 Proposed Budget

Description	Approved Annual Budget 2025	Proposed 2026 budget [Partially Funding NON-SIR and funding SIR via special assessment]	Variance	Variance %	Proposed 2026 budget [Fully Funding NON-SIR and funding SIR via special assessment]
Cable & Internet	607,539	657,124	49,585	8.2%	657,124
Management Services	25,459	63,046	37,587	147.6%	63,046
Management Overhead fee	-	9,851	9,851	N/A	9,851
Management Web Hosting	-	6,025	6,025	N/A	6,025
Janitorial Services	316,240	-	(316,240)	-100.0%	-
Landscaping Services	30,000	34,350	4,350	14.5%	34,350
Fire Alarm Contract	18,525	38,901	20,376	110.0%	38,901
Pool & Spa Contract	19,200	19,200	-	0.0%	19,200
Security Services	782,200	261,731	(520,469)	-66.5%	261,731
Pest Control	20,280	20,280	-	0.0%	20,280
Elevator Contract	38,928	38,928	-	0.0%	38,928
Engineering services	150,000	-	(150,000)	-100.0%	-
Water Filtration	1,259	2,043	784	62.3%	2,043
Equipment Lease Copier	4,092	5,023	931	22.7%	5,023
Fitness Center/Gym	2,054	2,054	0	0.0%	2,054
Maintenance Service	162,240	-	(162,240)	-100.0%	-
Water Treatment	9,428	9,428	0	0.0%	9,428
Poor Furniture Rental	21,760	21,760	-	0.0%	21,760
Property Management Software	13,380	-	(13,380)	-100.0%	-
Trash Chute Cleaning	3,500	3,633	133	3.8%	3,633
Trash Removal	63,574	65,800	2,226	3.5%	65,800
IT Contract	9,441	10,257	816	8.6%	10,257
Keys & Locks System	1,199	1,199	0	0.0%	1,199
	2,300,298	1,270,632	(1,029,666)	-44.8%	1,270,632
Electricity	329,299	329,299	-	0.0%	329,299
Water & Sewer	428,405	452,824	24,419	5.7%	452,824
Natural Gas	63,028	84,458	21,430	34.0%	84,458
Telephone & Internet	15,696	15,696	-	0.0%	15,696
Telephone Cellular	1,980	1,440	(540)	-27.3%	1,440
	838,408	883,717	45,309	5.4%	883,717
Payroll	-	1,736,601	1,736,601	N/A	1,736,601
Payroll Management	502,809	-	(502,809)	-100.0%	-
Payroll Maintenance	-	-	-	N/A	-
Payroll Medical Benefit	4,500	-	(4,500)	-100.0%	-
	507,309	1,736,601	1,229,292	242.3%	1,736,601
Pool Furniture & Equipment	-	-	-	N/A	-
Electrical Supplies & Repair	10,000	10,000	-	0.0%	10,000
Plumbing R&M	-	100,000	100,000	N/A	100,000
Beach & Pool Repairs	6,000	6,000	-	0.0%	6,000
Air Cond/HVAC Repairs	50,000	50,000	-	0.0%	50,000
Boiler Repairs & Maint.	5,000	5,000	-	0.0%	5,000
Elevator R&M	5,000	5,000	-	0.0%	5,000
Janitorial Supplies	2,000	2,000	-	0.0%	2,000
Fire Alarm Repairs	25,000	25,000	-	0.0%	25,000
Entry System R&M	10,000	10,000	-	0.0%	10,000
Gate Repair Expenses	-	-	-	N/A	-
Hardware Supplies	1,000	1,000	-	0.0%	1,000
Water Treatment	-	-	-	N/A	-
Common Area Maintenance	-	-	-	N/A	-
Painting & Supplies	13,251	45,000	31,749	239.6%	45,000
Trash Chute R&M	6,000	6,000	-	0.0%	6,000

**Commodore Plaza Condominium Association
FY 2026 Proposed Budget**

Description	Approved Annual Budget 2025	Proposed 2026 budget [Partially Funding NON-SIR and funding SIR via special assessment]	Variance	Variance %	Proposed 2026 budget [Fully Funding NON-SIR and funding SIR via special assessment]
Landscaping Extras	8,000	35,000	27,000	337.5%	35,000
Roof R&M	5,000	5,000	-	0.0%	5,000
Camera Repairs	3,000	-	(3,000)	-100.0%	-
Equipment Repairs	2,000	2,000	-	0.0%	2,000
General R&M	25,000	50,000	25,000	100.0%	50,000
Mold Remediation	-	-	-	N/A	-
Generator	5,000	5,000	-	0.0%	5,000
Miscellaneous Repairs	5,000	-	(5,000)	-100.0%	-
Signage	1,000	1,500	500	50.0%	1,500
Fitness Center/Gym Repairs	1,000	1,000	-	0.0%	1,000
Insurance Claims Repairs	-	-	-	N/A	-
	188,251	364,500	176,249	93.6%	364,500
Reserve Transfer	575,000	1,089,000	514,000	89.4%	4,990,660
	575,000	1,089,000	514,000	89.4%	4,990,660
	\$ 8,216,930	\$ 8,243,341	\$ 26,411	0.3%	\$ 12,145,000
	\$ -	\$ -	\$ -	N/A	-