

THE FOUNTAINS I CONDOMINIUM ASSOCIATION

Approved Budget - 2026

	Actual YTD	Approved	Approved -2026	
	as of 10.14.2025	2025 Annually	Monthly	Annually
INCOME				
4500 · Assessments Fees	111,399.58	148,943.52	13,200.00	158,400.00
4510 · Rsv -Income	41,667.00	5,000.00	416.67	5,000.00
4515 · Late Fees	200.00	600.00	25.00	300.00
4520 · Parking Decal Income	270.00	480.00	40.00	480.00
4525 · Commercial Water Elect. I	9,762.81	24,000.00	850.00	10,200.00
4530 · SA Income	105,183.55	-	-	-
4535 · Misc. Income	50.00	-	10.00	120.00
4540 · Interest Income	1.81	-	0.41	4.92
Total **Total Income**	163,351.20	179,023.52	14,542.08	174,504.92

EXPENSE

Admin Services

5505 · Misc. Expenses	1,607.01	240.00	150.00	1,800.00
5515 · Bank Service Charges	108.00	120.00	10.00	120.00
5520 · Check Order /Printing	23.00	240.00	25.00	300.00
5525 · Coupon Books	238.00	360.00	20.00	240.00
5530 · Taxes	475.00	480.00	40.00	480.00
5535 · Permits & Licensing	2,628.50	600.00	35.00	420.00
5540 · Management Fees	8,550.00	9,000.00	875.00	10,500.00
5545 · Printing & Postage	2,085.22	1,200.00	200.00	2,400.00
5550 · Website	1,125.00	1,440.00	52.00	624.00
5560 · Legal Fees		2,400.00	200.00	2,400.00
Total **Admin Services**	16,839.73	16,080.00	1,607.00	19,284.00

** Operating Expenses**

4000 · Electrical Repairs	1,080.00	6,000.00	250.00	3,000.00
4015 · General Repairs & Mainte	3,177.62	13,200.00	500.00	6,000.00
4025 · Janitorial Services	12,840.00	9,000.00	1,500.00	18,000.00
4035 · Landscaping Services	3,600.00	6,000.00	400.00	4,800.00
4045 · Pest Control		600.00	50.00	600.00
4050 · Pool Repairs/Services	1,500.00	2,400.00	200.00	2,400.00
4065 · Tree Trimming	1,100.00	600.00	92.00	1,104.00
4070 · Fire Permits and Repair	674.90	480.00	55.00	660.00
4075 · Plumbing Repairs	4,400.00	9,600.00	500.00	6,000.00
4080 · Roof Repairs		1,200.00	100.00	1,200.00
4085 · Painting Repairs		240.00	20.00	240.00
4095 · Asphalt Project		240.00	20.00	240.00

Total ** Operating Expenses**	28,372.52	49,560.00	3,687.00	44,244.00
Insurance				
5600 · Liability, Prop, Flood & D	26,354.98	62,400.00	5,300.00	63,600.00
Total **Insurance**	26,354.98	62,400.00	5,300.00	63,600.00
Utilities				
6005 · Water & Sewer Exp	34,027.90	36,000.00	3,200.00	38,400.00
6010 · Trash	8,749.68	7,200.00	800.00	9,600.00
6015 · Electricity	5,791.70	4,200.00	625.00	7,500.00
6020 · Telephone Line/Internet	1,598.94	2,400.00	200.00	2,400.00
Total **Utilities**	50,168.22	49,800.00	4,825.00	57,900.00
Reserves				
8500 · Rsv Painting	750.00	1,000.00	83.33	1,000.00
8510 · Rsv Roof Replacement	750.00	1,000.00	83.33	1,000.00
8515 · Rsv Hurricane	750.00	1,000.00	83.33	1,000.00
8520 · Rsv General	750.00	1,000.00	83.33	1,000.00
8525 · Rsv Plumbing	750.00	1,000.00	83.33	1,000.00
Total **Reserves**	3,750.01	5,000.00	416.67	5,000.00
Total Expense	121,735.45	177,840.00	15,835.67	185,011.52
Net Income	10,335.87	1,183.52	(1,293.59)	(10,506.60)

Approved By: Helicia Calderin

Date: 11/20/25

Approved By: Evelyn Blanchet

Date: 11/20/25

Approved By: Vance

Date: 11/20/25

THE FOUNTAINS I CONDOMINIUM ASSOCIATION BOARD MEMEBERS

THE FOUNTAINS I CONDOMINIUM ASSOCIATION
RSV Funding FROM JANUARY 01, 2026 to DECEMBER 31, 2026

RESERVE ITEM	2025 MONTHLY FUNDING	2025 ANNUAL FUNDING	Approved 2026 MONTHLY FUNDING	Approved 2026 ANNUAL FUNDING
PAINTING	83.33	1,000.00	83.33	1,000.00
ROOF	83.33	999.96	83.33	1,000.00
HURRICANE	83.33	999.96	83.33	1,000.00
GENERAL	83.33	1,000.00	83.33	1,000.00
PLUMBING	83.33	999.96	83.33	1,000.00
TOTAL	416.66	4,999.88	416.67	5,000.00

Total Number of Units = 44

Assessment Dues \$300.00

	2025 MONTHLY (PER UNIT)	2025 MONTHLY (ALL UNITS)	2025 ANNUALLY (ALL UNITS)	2026 MONTHLY (PER UNIT)	2026 MONTHLY (ALL UNITS)	2026 ANNUALLY (ALL UNITS)
ASSESSMENT	247.10	10,872.40	130,468.80	292.42	12,866.48	154,397.76
RESERVE	7.58	416.67	5,000.00	7.58	416.67	5,000.00
TOTAL	254.67	11,289.07	135,468.80	300.00	13,283.15	159,397.80

Increase \$45.33

Approved By:

Greg Calderin *DN*

Date:

11/20/25

Approved By:

Evelyn Blanche *EB*

Date:

11/20/25

Approved By:

Demetri

Date:

11/20/25

THE FOUNTAINS I CONDOMINIUM ASSOCIATION BOARD MEMEBERS