

CENTURY PARK WEST CONDOMINIUM ASSOCIATION, INC

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

PROPOSED BUDGET

INCOME	MONTHLY 2026	ANNUALLY 2026
MAINTENANCE FEE	39,912.46	478,949.50
RESERVE	16,916.37	202,996.50
TOTAL INCOME	\$56,828.83	681,946.00
EXPENSES		
ADMINISTRATIVE		
AUDIT ACCOUNTING	200.00	2,400.00
LEGAL FEES & PROFESSIONAL	291.67	3,500.00
SUNBIZ ANNUAL CORP REPORT	5.83	70.00
MD COMMUNITY REGISTRATION	18.17	218.00
WEBPAGE/PORTAL	270.00	3,240.00
BANK CHARGES	25.00	300.00
FIRE ANNUAL PERMITS	66.67	800.00
ANNUAL CONDO FEES	66.67	800.00
PRINTING AND POSTAGE	208.33	2,500.00
COUPONS	37.50	450.00
COMMUNITY WEB-SITE	82.00	984.00
FORECLOSURE /BAD DEBT	166.67	2,000.00
INSPECTIONS & CERTIFICATES	166.67	2,000.00
MISC GENERAL & ADMINISTRATIVE	75.00	900.00
DUE TO RESERVE \$54803.88 6 YRS	761.17	9,133.98
TOTAL ADMINISTRATIVE	2,441.33	29,295.98
UTILITIES		
ELECTRICITY	1,458.33	17,500.00
WATER & SEWER	125.00	1,500.00
TELEPHONE A & T	325.00	3,900.00
TOTAL UTILITIES EXPENSES	1,908.33	22,900.00
REPAIRS & MAINTENANCE		
MAINTENANCE SUPPLIES	166.67	2,000.00
LANDSCAPING & REPLACEMENT	1,666.67	20,000.00
FIRE EQUIPMENT & EXTINGUISHER	208.33	2,500.00
CONTINGENCIES	416.67	5,000.00
POOL REPAIRS & SUPPLIES	291.67	3,500.00
SECURITY GATE REPAIRS	483.33	5,800.00
GENERAL REPAIR & MAINTENANCE	3,333.33	40,000.00
ELECTRICAL REPAIRS	208.33	2,500.00
PLUMBING REPAIRS	250.00	3,000.00
ILLEGALLY DUMPING	200.00	2,400.00
AIR VENTS	627.92	7,535.00
CAMERA MAINTENANCE	150.00	1,800.00
TOTAL REPAIRS & MAINTENANCE	8,002.92	96,035.00
CONTRACTS		
MANAGEMENT SERVICES	1,419.00	17,028.00
WASTE REMOVAL SERVICE	2,725.00	32,700.00
JANITORIAL SERVICE	1,833.33	22,000.00
SECURITY CAMERAS	1,500.00	18,000.00
PARKING ENFORCEMENT	850.00	10,200.00
POOL MAINTENANCE	500.00	6,000.00
LAWN SERVICE	3,960.00	47,520.00
FIRE ALARM MAINTENANCE	416.67	5,000.00
FIRE ALARM MONITORING	424.00	5,088.00
CLUBHOUSE FEE	1,528.71	19,544.52
GATE SERVICE	125.00	1,500.00
TOTAL CONTRACTS EXPENSES	15,381.71	184,580.52
INSURANCE		
MULTIPERIL INSURANCE	12,178.17	146,138.00
TOTAL INSURANCE	12,178.17	146,138.00
RESERVE TRANSFER		
RESERVE	16,916.37	202,996.50
TOTAL EXPENSES	\$56,828.83	\$681,946.00

2026 RESERVE CALCULATIONS

ITEMS	ESTIMATED COST	FUNDS COLLECTED 12/31/25	FUNDABLE RESERVES	REMAINING LIFE/YEARS	MONTHLY	YEARLY
NON SIRS COMPONENTS						
RESERVE PAVEMENT	80,000.00	17,347.04	62,652.96	11	474.64	5,695.72
RESERVE CLUBHOUSE	50,000.00	17,472.83	32,527.17	11	246.42	2,957.02
RESERVE SEALCOATING	15,000.00	5,653.76	9,346.24	10	77.89	934.62
TOTAL NON SIRS COMPONENTS	145,000.00	34,819.87	95,180.13		721.06	9,587.36
SIRS COMPONENTS						
RESERVE ROOF	255,000.00	48,452.33	206,547.67	10	1,721.23	20,654.77
RESERVE WATERPROOFING & EXTERIOR PAINTING	167,000.00	132,110.09	34,889.91	10	290.75	3,488.99
RESERVE STRUCTUAL	835,000.00	0.00	835,000.00	10	6,958.33	83,500.00
RESERVE FIRE PROTECTION	121,000.00	0.00	121,000.00	10	1,008.33	12,100.00
RESERVE PLUMBING	239,000.00	0.00	239,000.00	10	1,991.67	23,900.00
RESERVE ELECTRICAL SYSTEM	361,000.00	0.00	361,000.00	10	3,008.33	36,100.00
RESERVE WINDOWS & EXTERIOR DOOR	146,000.00	0.00	146,000.00	10	1,216.67	14,600.00
TOTAL SIRS COMPONENTS	2,124,000.00	180,562.42	1,943,437.58		16,195.31	194,343.76
TOTAL RESERVES	2,269,000.00	215,382.29	2,038,617.71		16,916.37	203,931.12

2026 MAINTENANCE FEE CALCULATIONS

PERCENTAGE OF OWNER	UNIT TYPE	# OF UNITS	MONTHLY MAINTENANCE	MONTHLY RESERVE	2026 MONTHLY PER UNIT	2025 MONTHLY PER UNIT	DIFFERENCE
0.006638	A	15	264.94	112.29	377.23	262.96	114.27
0.007640	B	37	304.93	129.24	434.17	302.65	131.52
0.007578	C	15	302.46	128.19	430.65	300.19	130.46
0.008495	CII	7	339.06	143.70	482.76	336.52	146.24
0.007193	D	37	287.09	121.68	408.77	284.94	123.83
0.007471	E	8	298.19	126.38	424.57	295.95	128.62
0.008677	F	8	346.32	146.78	493.10	343.73	149.37
0.008162	G	8	245.94	104.24	350.18	244.10	106.08
		135					