

NIRVANA MASTER ASSOCIATION INC
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL	ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)
	**REVENUE						
40000	Owner Assessments	135,275	1,623,305	141,869	1,702,425	79,120	4.87
40002-00	Reserve Income	14,075	168,900	14,638	175,656	6,756	4.00
40011	Late Fee Income	625	7,500	625	7,500	0	0.00
40025	Returned Check Fees	0	0	0	0	0	0.00
40030	Screening Fees	75	900	0	0	-900	-100.00
40033	Parking Income	0	0	167	2,000	2,000	100.00
40036	Kayak Fees	1,000	12,000	1,000	12,000	0	0.00
40068	Access Cards and Transponder Fees	1,667	20,000	1,667	20,000	0	0.00
40078	Late Fee Interest	208	2,500	208	2,500	0	0.00
40080	Interest Income	300	3,600	1,667	20,000	16,400	455.56
40081	Reserve Interest	0	0	0	0	0	0.00
40085	Recovery of Bad Debt	0	0	0	0	0	0.00
40090	Miscellaneous Income	125	1,500	125	1,500	0	0.00
41000	Rental Income	2,150	25,800	2,500	30,000	4,200	16.28
42090	Electric Income Mini Mart	513	6,156	417	5,000	-1,156	-18.78
	**TOTAL REVENUE	156,013	1,872,161	164,882	1,978,581	106,420	5.68
	EXPENSES						
	**ADMINISTRATIVE						
50008	Accounting Fees-CPA	458	5,500	458	5,500	0	0.00
50015	Bank Charges	0	0	0	0	0	0.00
50024	Computer Maintenance	417	5,000	450	5,400	400	8.00
50035	Dues & Subscriptions	250	3,000	250	3,000	0	0.00

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50045-00	Legal Fees	833	10,000	833	10,000	0	0.00
50050-00	License,Taxes,Permit	200	2,400	200	2,400	0	0.00
50053	Corporate Annual Rep	05	62	05	62	0	0.00
50064-90	Admin- Water Cooler Rental	114	1,370	125	1,500	130	9.49
50075	Office Expense	958	11,500	958	11,500	0	0.00
50080	Postage and Deliveries	0	0	0	0	0	0.00
50082	Printing & Postage	308	3,700	292	3,500	-200	-5.41
50090-36	Professional Fees- - Misc	417	5,000	417	5,000	0	0.00
50090-42	Professional Fees- - Professional/Civil Engineering	1,000	12,000	1,250	15,000	3,000	25.00
	**TOTAL ADMINISTRATIVE	4,960	59,532	5,239	62,862	3,330	5.59
	**PROPERTY INSURANCE						
52030	Multiperil Insurance	10,417	125,000	10,833	130,000	5,000	4.00
52040	Ins Finance Charge	417	5,000	417	5,000	0	0.00
	**TOTAL PROPERTY INSURANCE	10,834	130,000	11,250	135,000	5,000	3.85
	**UTILITIES						
54050-00	Electricity	3,500	42,000	3,608	43,300	1,300	3.10
54070-00	Water & Sewer	5,417	65,000	6,667	80,000	15,000	23.08
54100-00	Telephone	208	2,500	208	2,500	0	0.00
54100-10	Telephone- - Elevator	0	0	0	0	0	0.00
	**TOTAL UTILITIES	9,125	109,500	10,483	125,800	16,300	14.89
	**CONTRACTS						

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60030	Copier Lease and Usage	208	2,500	167	2,000	-500	-20.00
60072	Gym Maintenance	110	1,320	133	1,600	280	21.21
60075	Janitorial Service	10,439	125,270	10,961	131,534	6,264	5.00
60082	Internet Access	1,000	12,000	1,000	12,000	0	0.00
60090	Lawn Maintenance	15,463	185,555	15,463	185,555	0	0.00
61000	Management Services	1,768	21,210	1,803	21,635	425	2.00
61010	Pest Control	267	3,200	267	3,200	0	0.00
61020	Pool/Spa Contract	1,700	20,400	1,500	18,000	-2,400	-11.76
61045-00	Security Services	42,917	515,000	42,917	515,000	0	0.00
61055	Trash Removal	1,167	14,000	1,167	14,000	0	0.00
61061	Uniforms	100	1,200	100	1,200	0	0.00
	**TOTAL CONTRACTS	75,139	901,655	75,477	905,724	4,069	0.45
	**SALARIES & BENEFITS						
65000-00	Salaries- - General	24,833	298,000	25,917	311,009	13,009	4.37
65040	Medical Insurance	2,965	35,574	3,203	38,430	2,856	8.03
65058	Bonuses	833	10,000	833	10,000	0	0.00
	**TOTAL SALARIES & BENEFITS	28,631	343,574	29,953	359,439	15,865	4.62
	**REPAIRS/MAINTENANCE						
70025	R&M-Building	1,250	15,000	1,250	15,000	0	0.00
70043-30	R&M- Irrigation	167	2,000	417	5,000	3,000	150.00
70043-46	R&M- Misc.	375	4,500	3,750	45,000	40,500	900.00
70045	R&M-Electrical	375	4,500	500	6,000	1,500	33.33
70048-41a	R&M Equip- - Plumbing Repairs	833	10,000	833	10,000	0	0.00
70048-54	R&M Equip- - Security Equipment	417	5,000	417	5,000	0	0.00

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70051	R&M-Gym Supplies	250	3,000	250	3,000	0	0.00
70054	R&M-Gate	417	5,000	417	5,000	0	0.00
70060	R&M-General	1,667	20,000	1,667	20,000	0	0.00
70066	Tools and Equipment	250	3,000	250	3,000	0	0.00
70076	Maintenance Supplies	1,250	15,000	1,250	15,000	0	0.00
70085	R & M - Fire safety Maint.	167	2,000	167	2,000	0	0.00
70095	R&M- Pool/Spa/Fountai	1,250	15,000	1,667	20,000	5,000	33.33
70097-15	R&M - Pool- - Furniture	250	3,000	250	3,000	0	0.00
70117	R&M-Storm Drains	1,042	12,500	1,050	12,600	100	0.80
70135	Landscaping Extras	1,250	15,000	1,667	20,000	5,000	33.33
70141	Access Cards & Transponder	583	7,000	583	7,000	0	0.00
70176	Cleaning Supplies	208	2,500	208	2,500	0	0.00
70180	Paint Supplies	167	2,000	167	2,000	0	0.00
70233-331	Supplies- -Pet Supplies	250	3,000	250	3,000	0	0.00
70289-00	Contingency	833	10,000	833	10,000	0	0.00
	**TOTAL REPAIRS/MAINTEN ANCE	13,251	159,000	17,842	214,100	55,100	34.65
	**RESERVE TRANSFERS						
80000-00	Reserve Transfers	14,075	168,900	14,638	175,656	6,756	4.00
80001	Reserve Interest	0	0	0	0	0	0.00
	**TOTAL RESERVE TRANSFERS	14,075	168,900	14,638	175,656	6,756	4.00
	**TOTAL EXPENSES	156,015	1,872,161	164,882	1,978,581	106,420	5.68

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	Operating Net Income or Loss	-02	0	0	0	0	0.00

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NIRVANA MASTER ASSOCIATION INC
Schedule Of Proposed Maintenance
January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0001-B		0.219419280	1	0.219419280	\$327.70	\$311.29	\$32.12	\$343.41	\$343.41
0001-C		0.219451610	16	3.511225760	\$327.75	\$311.33	\$32.12	\$343.45	\$5495.20
0001-D		0.224914730	20	4.498294600	\$335.91	\$319.08	\$32.92	\$352.00	\$7040.00
0001-G		0.281054510	20	5.621090200	\$419.76	\$398.73	\$41.14	\$439.87	\$8797.40
0001-H		0.300482540	20	6.009650800	\$448.77	\$426.29	\$43.98	\$470.27	\$9405.40
0001-J		0.327808930	4	1.311235720	\$489.58	\$465.06	\$47.98	\$513.04	\$2052.16
0001-K		0.332991900	4	1.331967600	\$497.33	\$472.41	\$48.74	\$521.15	\$2084.60
0002-C		0.219451610	17	3.730677370	\$327.75	\$311.33	\$32.12	\$343.45	\$5838.65
0002-D		0.224914730	20	4.498294600	\$335.91	\$319.08	\$32.92	\$352.00	\$7040.00
0002-G		0.281054510	20	5.621090200	\$419.76	\$398.73	\$41.14	\$439.87	\$8797.40
0002-H		0.300482540	20	6.009650800	\$448.77	\$426.29	\$43.98	\$470.27	\$9405.40
0002-J		0.327808930	4	1.311235720	\$489.58	\$465.06	\$47.98	\$513.04	\$2052.16
0002-K		0.332991900	4	1.331967600	\$497.33	\$472.41	\$48.74	\$521.15	\$2084.60
0003-C		0.219451610	17	3.730677370	\$327.75	\$311.33	\$32.12	\$343.45	\$5838.65
0003-D		0.224914730	20	4.498294600	\$335.91	\$319.08	\$32.92	\$352.00	\$7040.00
0003-G		0.281054510	20	5.621090200	\$419.76	\$398.73	\$41.14	\$439.87	\$8797.40
0003-H		0.300482540	20	6.009650800	\$448.77	\$426.29	\$43.98	\$470.27	\$9405.40
0003-J		0.327808930	4	1.311235720	\$489.58	\$465.06	\$47.98	\$513.04	\$2052.16
0003-K		0.332991900	4	1.331967600	\$497.33	\$472.41	\$48.74	\$521.15	\$2084.60
0004-A		0.197308180	12	2.367698160	\$294.68	\$279.92	\$28.88	\$308.80	\$3705.60
0004-E		0.266087500	12	3.193050000	\$397.40	\$377.50	\$38.95	\$416.45	\$4997.40
0004-F		0.267800780	24	6.427218720	\$399.96	\$379.93	\$39.20	\$419.13	\$10059.12
0004-I		0.324123750	12	3.889485000	\$484.08	\$459.83	\$47.45	\$507.28	\$6087.36
0005-A		0.197308180	12	2.367698160	\$294.68	\$279.92	\$28.88	\$308.80	\$3705.60
0005-E		0.266087500	12	3.193050000	\$397.40	\$377.50	\$38.95	\$416.45	\$4997.40
0005-F		0.267800780	24	6.427218720	\$399.96	\$379.93	\$39.20	\$419.13	\$10059.12

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0005-I		0.324123750	12	3.889485000	\$484.08	\$459.83	\$47.45	\$507.28	\$6087.36
00TH-L		0.736379420	1	0.736379420	\$1099.79	\$1044.69	\$107.79	\$1152.48	\$1152.48
Total			376	99.999999720					\$156506.03

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NIRVANA MASTER ASSOCIATION INC
Proposed Operating Budget Remarks
January 1, 2026 - December 31, 2026

G/L ACCOUNT NUMBER	DESCRIPTION	REMARKS
40030	Screening Fees	Please remove - screening fees should be individual condo revenue
40033	Parking Income	Included for 2026 budget.. \$1425 collected.
40036	Kayak Fees	\$10,500.00 collected from Jan -- Aug being reclassified from Misc income.
40090	Miscellaneous Income	\$10,500.00 collected from Jan -- Aug being reclassified to Kayak income.
41000	Rental Income	market rent calculated at \$2,500 per month
50008	Accounting Fees-CPA	same rate as 2025 while gladstone provides quote
50024	Computer Maintenance	rate used was \$445 monthly. by Nimble
50053	Corporate Annual Rep	sunbiz
50090-42	Professional Fees - Professional/Civil Engineering	additional cushion included due to upcoming seawall expenses.
52030	Multiperil Insurance	amount close to USI projection
54050-00	Electricity	3% increase
60030	Copier Lease and Usage	rate based on dex imaging quote
60072	Gym Maintenance	rate increased to \$376 + tax per visit
60075	Janitorial Service	5% increase to meet current & upcoming minimum wage requirements
60082	Internet Access	same rate as 2024 proposed
61020	Pool/Spa Contract	rate based on Moderna pools quote
61045-00	Security Services	SMI to honor 2025 rate with no increase.
61055	Trash Removal	same rate as 2025. expected to be less but leaving a cushion for bulk pickup if needed
65000-00	Salaries- - General	5%
70095	R&M-Pool/Spa/Fountain	included \$5,000 buffer due to 2025 repair projects/emergencies.
70135	Landscaping Extras	5k Buffer created due to 2025 spending
80000-00	Reserve Transfers	Increase as part of Threshold funding plan -2024 reserve study

NIRVANA MASTER ASSOCIATION INC
Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GL CODE	TYPE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE(YEARS)
30000-62a	Reserves	Restroom Renovation, Fitness Center	\$17,500	15	7
30000-204e	Reserves	Asphalt Overlay	\$427,500	20	14
30000-113af	Reserves	HVAC - Estates Clubhouse	\$5,750	15	0
30000-43d	Reserves	Pool Fence/Deck	\$13,650	20	7
30000-770f	Reserves	Doors/Windows	\$99,000	40	7
30000-113v	Reserves	Bldg Concrete Rest	\$613,000	40	19
30000-204c	Reserves	Asphalt Seal Coat	\$25,650	4	0
30000-63a	Reserves	Spa Resurfacing	\$2,700	12	6
30000-43c	Reserves	Pool Deck Refurbishment	\$80,000	30	12
30000-95c	Reserves	HVAC Common Elements	\$6,750	15	0
30000-248	Reserves	Bulkheads	\$61,000	10	1
30000-98a	Reserves	Office Replacement	\$10,000	20	7
30000-480d	Reserves	Site Fences	\$11,600	30	24
30000-19c	Reserves	Furniture & Fitness	\$67,600	10	1
30000-600a	Reserves	Metal Roofing	\$15,600	30	17
30000-57d	Reserves	Roads & Pavers	\$10,350	40	33
30005-63b		Spa Heaters	\$4,150	8	1
30000-58d	Reserves	Pool Pump/Motors	\$17,500	10	2
30000-108s	Reserves	Clbhse Gym	\$35,000	20	7
30000-001	Reserves	Pooled	\$0	0	0
30000-217	Reserves	Surveillance Cam Install	\$3,500	10	1
30000-214	Reserves	Golf Cart	\$6,550	10	2
30000-207	Reserves	Grills	\$10,000	20	7
30000-45r	Reserves	Pool/Bath House	\$25,000	20	2
30000-23a	Reserves	Guardhouse	\$5,000	10	2
30000-50a	Reserves	Pavers	\$10,000	30	12

GL CODE	TYPE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE(YEARS)
30000-108i	Reserves	Clubhouse - Roof	\$80,000	20	20
30000-124	Reserves	Painting - Perimeter Walls	\$11,250	7	1
30000-126	Reserves	Paint Common Area	\$15,000	7	0
30010-16		Entry Gates	\$12,550	25	7
30000-86	Reserves	Monument Walls	\$5,000	20	7
30000-68	Reserves	Street Lights	\$217,250	20	14
30000-43	Reserves	Pool Deck	\$19,450	5	0
30000-73	Reserves	Fencing	\$43,750	25	7
30000-51	Reserves	Pool Furniture	\$52,100	8	2
		Totals	\$2,040,700		

Accumulated Balance Thru July	615,689
Additional Reserve Funding Thru Year End	70,375
Total Reserves Thru Year End	686,064
Estimated Expenses Thru Year End	36,735
Balance To Be Funded	1,391,371
Annual Contribution	175,656
Monthly Contribution	14638