

2026 Approved Budget

Properties: Longwood House

Account Name	2026 Approved Budget
Operating Income & Expense	
Income	
Maintenance	\$ 247,941.00
Late Charges	\$ -
Interest Income	\$ -
Special Assessment	\$ 5,073.90
Laundry	\$ 3,000.00
Reserves	\$ 31,200.00
Parking Fee	\$ 3,240.00
Total Operating Income	\$ 290,454.90
Expense	
Administrative	
Accounting Services	\$ 325.00
Bureau of Condo Fees	\$ 160.00
Bank Service Fee	\$ 102.00
Licenses and Permits	\$ 850.00
Website/DBPR compliance	\$ 3,750.00
Postage and Delivery	\$ 100.00
Mailing Expense	\$ 375.00
Office exp	\$ 60.00
Inspections	\$ 650.00
Fla Annual Report	\$ 67.38
Management - Non-Routine	\$ -
Total Administrative	\$ 6,439.38
Doors - Common Area	\$ -
Insurance	
Insurance	\$ 126,163.00
Insurance - Flood	\$ 6,382.00
Workers Comp	\$ 503.00
Total Insurance	\$ 133,048.00
Contract Expenses	
Elevator Contract	\$ 2,400.00
Fire Equip & Maint Contract	\$ 2,450.00
Fire Alarm Monitoring Contract	\$ 650.00
Pool Maintenance Contract	\$ 3,300.00
Janitorial Service Contract	\$ 10,000.00
Management Fees Contract	\$ 12,000.00
Total Contract Expenses	\$ 30,800.00
Repairs & Maintenance	
Fire Sprinkler Syst Inspection	\$ 1,500.00
Landscaping	\$ 3,000.00
Pool Repairs & Maintenance	\$ 5,335.00
Building supplies	\$ 1,000.00
Fire Equip Repair & Maint	\$ 1,000.00
General Repairs & Maintenance	\$ 4,600.00
Repair/ Maintenance Plumbing	\$ 9,000.00
Repair/ Maintenance Electric	\$ 1,000.00
Elevator Telephone	\$ 3,300.00
Total Repairs & Maintenance	\$ 29,735.00
Utilities	
Utilities Trash Removal	\$ 8,400.00
Utilities Electric	\$ 5,208.00
Utilities Water Sewer	\$ 38,220.00
Back Flow Fire Water Line	\$ 732.00
Total Utilities	\$ 52,560.00
Reserves	\$ 31,200.00
Loan	\$ 6,672.18
Total Operating Expense	\$ 290,454.56
Total Income	\$ 290,454.90
Total Expense	\$ 290,454.56
Net Income	\$ 0.34

Longwood House Condominium Association

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	51,032	81,695	113,872	147,627	183,025	220,136	251,608	187,215	228,771	272,333
Contribution	30,000	31,200	32,448	33,746	35,096	36,500	37,960	39,478	41,057	42,699
Average Per Unit	750	780	811	844	877	912	949	987	1,026	1,067
Percent Change	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	663	977	1,307	1,652	2,015	2,348	1,716	2,079	2,504	2,950
Less Expenditures	0	0	0	0	0	7,376	104,069	0	0	0
Ending Balance	81,695	113,872	147,627	183,025	220,136	251,608	187,215	228,771	272,333	317,982
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	317,982	365,806	415,896	468,346	523,254	580,721	367,395	172,940	149,561	212,142
Contribution	44,407	46,184	48,031	49,952	51,950	54,028	56,189	58,437	60,774	63,205
Average Per Unit	1,110	1,155	1,201	1,249	1,299	1,351	1,405	1,461	1,519	1,580
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	3,417	3,906	4,419	4,955	5,517	3,498	1,545	1,439	1,807	2,448
Less Expenditures	0	0	0	0	0	270,853	252,189	83,255	0	0
Ending Balance	365,806	415,896	468,346	523,254	580,721	367,395	172,940	149,561	212,142	277,796
	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	277,796	310,949	382,778	458,078	536,992	496,329	528,497	427,628	518,859	614,484
Contribution	65,734	68,363	71,098	73,941	76,899	79,975	83,174	86,501	89,961	93,560
Average Per Unit	1,643	1,709	1,777	1,849	1,922	1,999	2,079	2,163	2,249	2,339
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	2,853	3,467	4,202	4,973	4,706	5,056	3,917	4,730	5,664	6,137
Less Expenditures	35,434	0	0	0	122,268	52,863	187,960	0	0	57,548
Ending Balance	310,949	382,778	458,078	536,992	496,329	528,497	427,628	518,859	614,484	656,632

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Properties: Longwood House Condominium Association - 11685 Canal Drive North Miami, FL 33181

unit	% of shares	Maintenance per month	Structural Integrity Reserves per month	Maintenance plus SIR
101	2.65	\$ 548	\$ 69	\$ 616
102	2.65	\$ 548	\$ 69	\$ 616
103	2.65	\$ 548	\$ 69	\$ 616
104	2.275	\$ 470	\$ 59	\$ 529
105	2.275	\$ 470	\$ 59	\$ 529
106	2.275	\$ 470	\$ 59	\$ 529
107	2.275	\$ 470	\$ 59	\$ 529
108	2.65	\$ 548	\$ 69	\$ 616
109	2.65	\$ 548	\$ 69	\$ 616
110	2.65	\$ 548	\$ 69	\$ 616
201	2.65	\$ 548	\$ 69	\$ 616
202	2.65	\$ 548	\$ 69	\$ 616
203	2.65	\$ 548	\$ 69	\$ 616
204	2.275	\$ 470	\$ 59	\$ 529
205	2.275	\$ 470	\$ 59	\$ 529
206	2.275	\$ 470	\$ 59	\$ 529
207	2.275	\$ 470	\$ 59	\$ 529
208	2.65	\$ 548	\$ 69	\$ 616
209	2.65	\$ 548	\$ 69	\$ 616
210	2.65	\$ 548	\$ 69	\$ 616
301	2.65	\$ 548	\$ 69	\$ 616
302	2.65	\$ 548	\$ 69	\$ 616
303	2.65	\$ 548	\$ 69	\$ 616
304	2.275	\$ 470	\$ 59	\$ 529
305	2.275	\$ 470	\$ 59	\$ 529
306	2.275	\$ 470	\$ 59	\$ 529
307	2.275	\$ 470	\$ 59	\$ 529
308	2.65	\$ 548	\$ 69	\$ 616
309	2.65	\$ 548	\$ 69	\$ 616
310	2.65	\$ 548	\$ 69	\$ 616
401	2.65	\$ 548	\$ 69	\$ 616
402	2.65	\$ 548	\$ 69	\$ 616
403	2.65	\$ 548	\$ 69	\$ 616
404	2.275	\$ 470	\$ 59	\$ 529
405	2.275	\$ 470	\$ 59	\$ 529
406	2.275	\$ 470	\$ 59	\$ 529
407	2.275	\$ 470	\$ 59	\$ 529
408	2.65	\$ 548	\$ 69	\$ 616
409	2.65	\$ 548	\$ 69	\$ 616
410	2.65	\$ 548	\$ 69	\$ 616
	100	\$ 20,662	\$ 2,600	\$ 23,262

1 Bedroom unit 16 units 2.275%

\$529.00

2 Bedroom unit 24 units 2.65%

\$616.00

If you are paying for the S/A and extra parking you will need to add to the new maintenance

Special Assessment last payment will be in June of 2026