APEX AT PARK CENTRAL CONDO #1 ASSOCIATION, INC.

2026 Approved Budget
January 1, 2026 through December 31, 2026
54 HOMES/LOTS

INCOME:	Approved 2025 Monthly budget	Approved 2025 Annual budget	Proposed 2026 Monthly	Proposed 2026 Annual
Operating Cost Income	$ 13,289.04	$ 159,468.48	$ 13,830.90	$ 165,970.84
Reserve Income	$ 9,617.94	$ 115,415.28	$ 7,880.50	$ 94,565.96
Neighborhood Assessment	$ 20,142.38	$ 241,708.54	$ 20,340.84	$ 244,090.26
Total Income	**$ 43,049.36**	**$ 516,592.30**	**$ 42,052.25**	**$ 504,627.06**
Expenses:				
Accounting Fees/Tax Return Preparation	$ 208.33	$ 2,500.00	$ 208.33	$ 2,500.00
Corporate Annual Report	$ 12.50	$ 150.00	$ 12.50	$ 150.00
County Assoc Registration	$ 37.50	$ 450.00	$ 37.50	$ 450.00
DPBR Annual Fee	$ 33.33	$ 400.00	$ 33.33	$ 400.00
IT Services	$ -	$ -	$ 75.00	$ 900.00
Fire Alarm Monitoring Contract	$ 500.00	$ 6,000.00	$ 960.00	$ 11,520.00
Fire Alarm Monitoring Repairs	$ 1,250.00	$ 15,000.00	$ 416.67	$ 5,000.00
Insurance - Directors & Officers	$ 9,750.00	$ 117,000.00	$ 8,402.70	$ 100,832.36
Legal and Professional	$ 416.67	$ 5,000.00	$ 416.67	$ 5,000.00
Management Fees	$ 351.54	$ 4,218.48	$ 351.54	$ 4,218.48
Postage & Printing	$ 312.50	$ 3,750.00	$ 208.33	$ 2,500.00
R & M - General	$ 416.67	$ 5,000.00	$ 625.00	$ 7,500.00
Project: Paver Repairs	$ -	$ -	$ 416.67	$ 5,000.00
Contingency			$ 1,666.67	$ 20,000.00
TOTAL OPERATING COSTS PAYABLE BY ALL HOMES/LOTS	**$ 13,289.04**	**$ 159,468.48**	**$ 13,830.90**	**$ 165,970.84**

2026 ESTIMATED RESERVES BUDGET
January 1, 2026 - December 31, 2026

DESCRIPTION OF RESERVES									
RESERVE DEPRECIATION	**SCHEDULE REPLACEMENT YEAR**	**QUANTITY**	**ESTIMATED USEFUL LIFE**	**ESTIMATED REMAINING USEFUL LIFE**	**ESTIMATED REPLACEMENT COST**	**PROJECTED RESERVE ON 12/31/25**	**RESERVES TO BE FUNDING**	**TOTAL MONTHLY RESERVES**	**BALANCE TO BE COLLECTED**
SLOPE TILE ROOF	2042	3	25	16	$786,720.00	$40,186.88	$ 746,533.12	$ 3,888.19	$ 46,658.32
FLAT MODIFIED BITUMEN ROOF	2037	3	20	11	$92,480.00	$7,683.24	$ 84,796.76	$ 642.40	$ 7,708.80
CONCRETE RESTORATION	2037	1	20	11	$51,345.00	$4,278.72	$ 47,066.28	$ 356.56	$ 4,278.75
FIRE PROTECTION SYSTEM MODERNIZATION	2042	1	25	16	$27,000.00	$1,588.20	$ 25,411.80	$ 132.35	$ 1,588.24
PLUMBING - DEFERED MAINTENANCE	2047	1	30	21	$54,000.00	$2,454.60	$ 51,545.40	$ 204.55	$ 2,454.54
MAIN ELECTRICAL PANELS REPLACEMENT	2052	1	35	26	$22,000.00	$814.60	$ 21,185.40	$ 67.90	$ 814.82
CATWALKS AND STAIRS WATERPROOFING	2042	1	25	16	$78,500.00	$4,617.60	$ 73,882.40	$ 384.80	$ 4,617.65
EXTERIOR WALLS PAINTING	2027	1	10	2	$171,150.00	$120,987.60	$ 50,162.40	$ 2,090.10	$ 25,081.20
EXTERIOR DOORS REPLACEMENT	2047	1	30	21	$30,000.00	$1,363.68	$ 28,636.32	$ 113.64	$ 1,363.63
TOTAL RESERVES					**$1,313,195.00**	**$183,975.12**	**$ 1,129,219.88**	**$ 7,880.50**	**$ 94,565.96**
TOTAL RESERVES PAYABLE PER UNIT								$ 145.94	$ 1,751.22

	Monthly 2025	Annual 2025	Monthly 2026	Annual 2026	Monthly Variance	Annual Variance
Operating Assessment	$ 248.79	$ 2,985.48	$ 256.13	$ 3,073.53	$ 7.34	$ 88.05
Reserves	$ 178.11	$ 2,137.32	$ 145.94	$ 1,751.22	$ (32.17)	$ (386.10)
Total Apex #1 Costs	$ 426.90	$ 5,122.80	$ 402.06	$ 4,824.76	$ (24.84)	$ (298.04)
Neighborhood Assessment	$ 373.01	$ 4,476.08	$ 376.68	$ 4,520.19	$ 3.68	$ 44.10
Total Assessment Payable per Home/Lot	**$ 799.91**	**$ 9,598.88**	**$ 778.75**	**$ 9,344.94**	**$ (21.16)**	**$ (253.94)**

Total	-3%
Operating increase	3%
Reserve Increase	-18%
Neighborhood Increase	1%

Ulises Perez
Ulises Perez (Dec 11, 2025 15:26:28 EST)

President of APEX 1

Dec 11, 2025

Apex 1 2026 Approved Budget

Final Audit Report 2025-12-11

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