

INDIAN CREEK CLUB & MARINA CONDOMINIUM ASSOCIATION NORTH, INC.
PROPOSED BUDGET
01/01/26 - 12/31/26

REVENUES

	Annual
Assessment Fees	354,072.00
Limited Reserves	58,379.00
Late fees	200.00
Dock Rental	26,640.00
Application fees	500.00
Laundry	6,864.00
Parking & Pool Room Rental	2,860.00
Rental Income	16,200.00
TOTAL REVENUES.....	465,715.00

EXPENSES

Administration

Management services	20,256.00
Annual Report to IRS tax	1,950.00
Professional and Legal services	2,775.00
Licenses & Taxes	2,690.00
Annual Condo. Fee	208.00
Annual Corporation	62.00
Offices Supplies/ Postage & other	1,940.00
Janitorial & Maintenance services	28,600.00
Application/Screenings	156.00
Total	58,637.00

Insurance

Liability & Umbrella	18,256.00
Flood	8,191.00
Property & Wind/Hail	153,249.00
Fidelity Bond & Directors/Officers	2,068.00
Worker's Compensation	509.00
Total	182,273.00

Repairs & Maintenance

Repairs & Maintenance	29,796.00
Elevator Service	14,400.00
Fire Alarm & Systems	15,763.00
Generator Repair & Maintenance	5,879.00
Swimming Pool	7,200.00
Landscaping	2,760.00
Supplies & Tools	2,934.00
Total	78,732.00

Utilities

Electricity	13,450.00
Pest Control	3,000.00
Water & Sewer	58,680.00
Telephone	1,944.00
Waste Disposable	10,620.00
Total	87,694.00

Reserves

Roof	9,180.00
Building Painting	24,595.00
SIRS Funding	24,604.00
Total.....	58,379.00

TOTAL EXPENSES 465,715.00

LIMITED RESERVE ACCOUNTS

	<u>ESTIMATED</u>		<u>COST</u>	<u>ESTIMATED</u>	
	<u>USEFUL</u> <u>LIFE</u>	<u>REMAINING</u> <u>LIFE</u>		<u>BALANCE</u>	<u>ANNUAL</u>
Roof	25	25	229,500	0.00	9,180.00
Building Painting	7	7	238,024	65,853.00	24,595.00
SIRS Components Reserve Funding				132,605.00	24,604.00
TOTALS				198,458.00	58,379.00

ASSESSMENT FEE CALCULATION FOR 2026

<u>Unit</u>	<u>Ownership %</u>	<u>No Reserve</u>	<u>Reserve</u>	<u>Reserve Included</u>
		<u>Maintenance fee</u>		<u>Maintenance fee</u>
2A-9A	.017463	\$514.00	\$ 84.95	\$598.95
1B-9B	.015635	\$460.00	\$ 76.05	\$536.05
1C-8C	.020026	\$589.00	\$ 97.45	\$686.45
1D-8D	.017185	\$506.00	\$ 83.60	\$589.60
2E-9E	.021859	\$643.00	\$106.35	\$749.35
2F-9F	.023763	\$699.00	\$115.60	\$814.60
9C	.020314	\$681.00	\$ 98.80	\$779.80
1F	.023951	\$705.00	\$116.50	\$821.50
1A	.012651	\$372.00	\$ 61.54	\$433.54