

CARIBBEAN ISLES VILLAS CONDOMINIUM ASSOCIATION

ANNUAL AND MONTHLY OPERATING BUDGET 2026

<u>INCOME</u>	<u>2025 ACTUALS</u>	<u>2026 PROPOSED-ANNUAL</u>	<u>2026 MONTHLY</u>		
Assessment Fees	\$ 610,205.52	\$ 872,208.73	\$ 72,684.06		
Transfer Fee	\$ 8,500.00	\$ 8,500.00	\$ 708.33		
Funds from Assoc owned units sold	\$ -	\$ 200,000.00	\$ 16,666.67		
Total	\$ 618,705.52	\$ 1,080,708.73	\$ 90,059.06		
<u>EXPENSES</u>					
<u>I-Administrative</u>					
Bank charge	\$ 1,140.00	\$ 1,200.00	\$ 100.00		
Electronic Elections	\$ 1,056.00	\$ 1,100.00	\$ 91.67		
Dues to Master-Oasis	\$ 106,807.68	\$ 105,960.96	\$ 8,830.08		
Printing & Postage	\$ 2,174.00	\$ 2,200.00	\$ 183.33		
MDC REGISTRATION	\$ 878.00	\$ 900.00	\$ 75.00		
Management Software	\$ 1,260.00	\$ 3,024.00	\$ 252.00		
Total	\$ 113,315.68	\$ 114,384.96	\$ 9,532.08		
<u>II-Taxes, Permits & Licenses</u>					
Annual Report	\$ 61.25	\$ 61.25	\$ 5.10		
DBPR Annual Fees	\$ 1,008.00	\$ 1,008.00	\$ 84.00		
Annual Income taxes-Accounting	\$ 500.00	\$ 500.00	\$ 41.67		
Total	\$ 1,569.25	\$ 1,569.25	\$ 130.77		
<u>III-Insurance</u>					
Insurance-Prop/GL	\$ 437,024.92	\$ 440,000.00	\$ 36,666.67		
D&O and Crime	\$ 1,023.10	\$ 1,050.00	\$ 87.50		
Workers Comp	\$ 1,213.00	\$ 1,300.00	\$ 108.33		
Total	\$ 439,261.02	\$ 442,350.00	\$ 36,862.50		
<u>IV-Contract Services</u>					
Janitorial & Maintenance Services-Payroll	\$ 38,049.18	\$ 38,100.00	\$ 3,175.00		
Payroll Exp: Federal Income Tax	\$ 3,339.70	\$ 3,300.00	\$ 275.00		
Payroll Exp: Social Security	\$ 2,778.75	\$ 2,700.00	\$ 225.00		
Payroll Exp: Medicare	\$ 649.87	\$ 700.00	\$ 58.33		
Payroll Exp: Futa	\$ 252.48	\$ 260.00	\$ 21.67		
Payroll Exp: Florida State Unemployment	\$ 1,075.78	\$ 1,100.00	\$ 91.67		
Payroll Processing	\$ 660.00	\$ 700.00	\$ 58.33		
Landscaping & Groundkeeping	\$ 64,800.00	\$ 64,800.00	\$ 5,400.00		
Management and Bookeeping Services	\$ 45,360.00	\$ 45,360.00	\$ 3,780.00		
Loan First Citizens	\$ 136,184.52	\$ 136,184.52	\$ 11,348.71		
Total	\$ 293,150.28	\$ 293,204.52	\$ 24,433.71		
<u>V-Repairs and Maintenance</u>					
Roof Repairs	\$ 103,850.00	\$ 70,000.00	\$ 5,833.33		
General Repairs & Pressure cleaning	\$ 7,033.06	\$ 7,000.00	\$ 583.33		
Pressure cleaning	\$ 8,000.00	\$ 8,000.00	\$ 666.67		
Plumbing Repairs	\$ 450.00	\$ 500.00	\$ 41.67		
Maintenance Supplies	\$ 2,754.78	\$ 3,000.00	\$ 250.00		
Total	\$ 122,087.84	\$ 88,500.00	\$ 7,375.00		

	<u>2025 ACTUALS</u>	<u>2026 PROPOSED-ANNUAL</u>	<u>2026 MONTHLY</u>		
<u>VI-Professional Fees</u>					
Annual Audit	\$ -	\$ 4,500.00	\$ 375.00		
Legal Fees	\$ -	\$ 3,000.00	\$ 250.00		
Total	\$ -	\$ 7,500.00	\$ 625.00		
<u>VII-Utility Expenses</u>					
Electricity-City of Homestead	\$ 13,185.06	\$ 13,200.00	\$ 1,100.00		
Waste-City of Homestead	\$ 119,133.65	\$ 120,000.00	\$ 10,000.00		
Total	\$ 132,318.71	\$ 133,200.00	\$ 11,100.00		
<u>Grand Total Before Reserve</u>	<u>\$ 1,101,702.78</u>	<u>\$ 1,080,708.73</u>	<u>\$ 90,059.06</u>		
<u>RESERVES</u>	<u>\$ 330,000.00</u>	<u>\$ -</u>	<u>\$ -</u>		
Total	\$ 1,431,702.78	\$ 1,080,708.73	\$ 90,059.06		
		<u>2026 Increase-Annually</u>	<u>2026 Increase-Monthly</u>		
		\$ 462,003.21	\$ 38,500.27		
<i>Reserve Schedule 2025 Based on Engineer Reserve Study (available upon written request)</i>					
Unit Type	# of Units	Unit Alloc. %	Current Maintenance Fee	2026 Maintenance Fee	INCREASE
Model A-1	54	0.417%	\$ 210.71	\$ 303.09	92.38
Model B-1	54	0.367%	\$ 188.93	\$ 266.75	77.82
Model C-1	18	0.421%	\$ 212.45	\$ 306.00	93.55
Model A-2	54	0.419%	\$ 211.58	\$ 304.55	92.97
Model B-2	54	0.370%	\$ 189.79	\$ 268.93	79.14
Model C-2	18	0.417%	\$ 210.71	\$ 303.09	92.38
	252				