

Approved
11/13/25

Monterey at Malibu Bay Condominium 1 and 2
Budget for Period January 1, 2026 through December 31, 2026
240 Units

Category	2025 Annual Budget	2026 Annual Budget	2026 Monthly Budget
<u>INCOME:</u>	284.50	284.50	
Owner Assessment	819,360.00	819,360.00	68,280.00
Other Income	15,000.00	15,000.00	1,250.00
TOTAL INCOME	834,360.00	834,360.00	69,530.00
<u>EXPENSES:</u>			
Janitorial	21,801.78	21,801.78	1,816.82
Lawn Maintenance	53,312.00	53,312.00	4,442.67
Management Fees	75,120.00	75,120.00	6,260.00
Irrigation Service	6,700.00	6,700.00	558.33
Pest Control	8,880.00	8,151.18	679.27
Spraying & Fertilizing	12,993.20	12,993.20	1,082.77
Trash Removal	96,695.28	96,695.28	8,057.94
Tree Trimming	37,135.00	37,135.00	3,094.58
Landscape Replacement & Other	47,151.50	47,151.50	3,929.29
Holiday Lights	9,500.00	9,500.00	791.67
Electricity	20,400.00	20,400.00	1,700.00
Insurance - Property Including Wind	199,422.85	185,673.02	15,472.75
Insurance - Directors & Officers Liability	3,304.14	3,634.55	302.88
Insurance - General Liability	34,372.80	42,118.23	3,509.85
Insurance - Crime	964.35	964.35	80.36
Insurance - Umbrella	5,693.30	4,274.56	356.21
Insurance - Workers Comp	609.40	609.40	50.78
Insurance Finance	9,072.11	8,464.05	705.34
Tax Preparation	1,200.00	1,200.00	100.00
Accounting Fee	6,000.00	6,000.00	500.00
Screening fee	6,500.00	6,500.00	541.67
Legal Fees	5,320.00	5,320.00	443.33
Florida Recording Fee	640.00	640.00	53.33
Other Taxes, Licenses & Permits	900.00	900.00	75.00
General Repairs, Maintenance & Supplies	72,272.30	72,272.30	6,022.69
Misc. Administrative Expenses	3,200.00	3,200.00	266.67
Printing/Postage/Office Supplies/Coupons	10,500.00	10,500.00	875.00
Owners Balance Adjustments	0.00	0.00	0.00
Bad Debt	5,000.00	3,000.00	250.00
TOTAL EXPENSES	754,660.00	744,230.39	62,019.20
<u>PROVISIONS FOR RESERVE</u>			
Roof Repairs / Replace	16,813.26	66,165.27	5,513.77
Painting	34,005.22	1,438.06	119.89
Pavement Street	25,940.96	1,810.81	150.90
Emergency Repairs	2,340.56	20,714.86	1,726.24
TOTAL RESERVES	79,700.00	90,129.60	7,510.80
TOTAL EXPENSES PLUS RESERVES	834,360.00	834,360.00	69,530.00
Income Minus Expenses	(0.00)	0.00	0.00

Monterey at Malibu Bay Condominium One A Condominium
Budget for Period January 1, 2026 through December 31, 2026
Reserve Accounts Schedule for Capital Expenditures and Deferred Maintenance

ITEM	ESTIMATED REPLACEMENT COST	ANTICIPATED FUNDED AS OF 12/31/2025	BALANCE TO BE FUNDED	ESTIMATED LIFE IN YEARS	ESTIMATED REMAINING LIFE	2026 ANNUAL RESERVE AMOUNT
Roof Reparis / Replace	600,000.00	273,915.55	326,084.45	25	5	66,165.27
Painting	240,000.00	228,490.71	11,509.29	9	8	1,438.66
Pavement Street	40,000.00	20,081.10	19,918.90	25	11	1,810.81
Emergency Repairs	160,000.00	35,710.82	124,289.18	6	6	20,714.86
	1,040,000.00	558,198.18	481,801.82			90,129.60
Total Reserves						