

EL CID CONDOMINIUM ASSOCIATION**ANNUAL OPERATING BUDGET 2026****210 UNITS****JANUARY 1ST THROUGH DECEMBER 31ST 2026**

INCOME	ANNUALLY	MONTHLY
Maintenance Fee	925,334	77,111
Total	925,334	77,111
EXPENSES		
<u>I-Administrative</u>		
Bank Charges	750	63
Dues and Subscriptions (MS Office)	160	13
Postage & Delivery	300	25
Printing & Reproduction	800	67
Web Site	900	75
Total	2,910	243
<u>II-Business Licenses & Permits</u>		
Corporation Fee	65	5
Elevator Inspection & Certification	1,000	83
Fees to Division of Florida Land Sale	840	70
Miami Dade C. (CAR) / BOIR & DBPR Registration	600	50
Other Business Licenses & Permits	300	25
Pool Certification & Inspection	750	63
Total	3,555	296
<u>III-Insurance (Package)</u>		
Commercial Property Package PLUS Flood	398,000	33,167
Insurance reports (mit. Appraisal..)	2,200	183
Total	400,200	33,350
<u>IV-Payroll Services</u>		
Janitorial/Maintance Services	49,200	4,100
Maintance Services	35,000	2,917
Onsite Office Clerk	26,000	2,167
Security Services	35,920	2,993
Total	146,120	12,177
<u>V-Professional Fees</u>		
Accounting Taxes	400	33
CPA Audit Financial Report	4,500	375
Legal (Attorneys Fees)	1,500	125
Management Fee	36,540	3,045
Total	42,940	3,578
<u>VI-Maintenance & Repairs:</u>		
Alarms & Cameras	5,500	458
Electrical Repairs	10,000	833
Elevator Maintenance	9,000	750
Elevator Repairs	4,000	333
Fire Prevention & Protection	3,500	292
Gate Repairs & Maintenance	5,500	458
General Repairs & Maintenance	21,000	1,750
Landscaping Maintenance	7,200	600
Material & Supplies	10,500	875

Plumbing Repairs	10,500	875
Parking Lot Repairs	5,500	458
Pool Repairs	3,000	250
Pool Services	3,000	250
Roof Repairs	20,000	1,667
Trash Pick up / bulk services	5,500	458
Trimming, Planting & Other Landscaping	5,000	417
Total	128,700	10,725

VII-Utility Expenses

Electricity	39,280	3,273
Internet	3,500	292
Telephone	5,544	462
Waste Services	65,000	5,417
Water Services	79,000	6,583
Total	192,324	16,027

VIII-Delinquency

Bad Debt	8,585	715
Total	8,585	715

Grand Total with out Reserves	925,334	77,111
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IX-Reserve Expense

Reserve Transfer	-	-
Total	-	-
Grand Total with Partial Reserves	925,334	77,111

Calculation approved by the BOD maintain same as 2025

Calculation with without Reserve

Monthly Assessment per unit	%	Grand Total 2026	<i>Total 2025</i>
Model "A' 36 Units X % 0.32294	0.116	\$ 249	\$ 249
Model "B' 120 Units X % 0.45224	0.543	\$ 349	\$ 349
Model "C' 54 Units X % 0.63158	0.341	\$ 488	\$ 488

****These reserve calculation were prepared without professional reserve analyst or reserve study**

****waiving of reserves in whole or in parts, or allowing alternative uses of existing (future) reserves may result in unit owners liability for payment of unanticipated Special assessment regarding those items**