

TOSCANO CONDOMINIUM ASSOCIATION

2026 APPROVED BUDGET

January 1, 2026 - December 31, 2026

Description	2026 Approved Monthly Budget	2026 Approved Annual Budget	Variance from 2025
**REVENUE			
Owner Assessments	\$ 381,658	\$ 4,579,900	6.68%
Reserve Income	\$ 133,306	\$ 1,599,671	-3.53%
Master Assessments	\$ 20,125	\$ 241,505	-1.88%
**TOTAL REVENUE	\$ 535,090	\$ 6,421,076	3.61%
EXPENSES			
**ADMINISTRATIVE			
Accounting Fees-CPA	\$ 833	\$ 10,000	
Master Assessments	\$ 20,125	\$ 241,505	
Bank Charges	\$ 83	\$ 1,000	
Computer Maintenance	\$ 833	\$ 10,000	
Legal Fees - General	\$ 5,833	\$ 70,000	
Lic, Txs, Permits - Backflow Cert.	\$ 15	\$ 175	
Lic, Txs, Permits - Elevators	\$ 56	\$ 675	
Lic, Txs, Permits - Fire Alarm/Sprink Inspet	\$ 153	\$ 1,834	
Lic, Txs, Permits - Fire Inspection	\$ 153	\$ 1,840	
Lic, Txs, Permits - Fire Extg Inspec	\$ 197	\$ 2,363	
Lic, Txs, Permits - State Condo Fees	\$ 194	\$ 2,327	
Lic, Txs, Permits - Pool/Spa	\$ 63	\$ 750	
Corportate Annual Rep	\$ 10	\$ 123	
Administrative Colleciton Fees	\$ 8	\$ 100	
Meetings/Minutes	\$ 83	\$ 1,000	
Office Equipment	\$ 509	\$ 6,112	
Transmitter Expense	\$ 468	\$ 5,619	
Office Supplies	\$ 333	\$ 4,000	
Printing & Postage	\$ 196	\$ 2,355	
Social Events	\$ 500	\$ 6,000	
Professional Fees - Reserve Study	\$ 250	\$ 3,000	
Radio & Pager Maint	\$ 4,097	\$ 49,160	
Contingency	\$ 17,917	\$ 215,000	
Holiday Lighting	\$ 208	\$ 2,500	
**TOTAL ADMINISTRATIVE	\$ 53,120	\$ 637,439	72.97%
**INSURANCE			
Multiperil/Prop Ins.	\$ 49,680	\$ 596,164	
Liaiblity Insurance	\$ 4,245	\$ 50,937	
Umbrella Insurance	\$ 2,518	\$ 30,214	
Flood Inusrance	\$ 2,278	\$ 27,341	
Directors & Officers	\$ 1,424	\$ 17,089	
Fidelity Bond	\$ 174	\$ 2,089	
Ins Finance Charge	\$ 2,272	\$ 27,259	
Workers Comp Ins.	\$ 47	\$ 565	
Other Insurance	\$ 900	\$ 10,801	
**TOTAL INSURANCE	\$ 63,538	\$ 762,460	-20.81%

Description	2026 Approved Monthly Budget	2026 Approved Annual Budget	Variance from 2025
**UTILITIES			
Electricity- - General	\$ 23,664	\$ 283,972	
Water & Sewer- - General	\$ 29,983	\$ 359,795	
Fuel-Diesel	\$ 417	\$ 5,000	
Gas/Fuel Oil Exp	\$ 2,250	\$ 27,000	
Telephone Expense	\$ 560	\$ 6,720	
**TOTAL UTILITIES	\$ 56,874	\$ 682,488	-2.51%
**CONTRACTS			
Cable Television	\$ 33,565	\$ 402,780	
Contracts Elevator Inspection	\$ 410	\$ 4,917	
Carpet Contract	\$ 3,685	\$ 44,216	
Elevator Contract - General	\$ 3,910	\$ 46,920	
Fire Alarm System - Monitoring	\$ 1,150	\$ 13,800	
Plants Maintenance	\$ 42	\$ 500	
Floor Care	\$ 275	\$ 3,300	
Generator	\$ 290	\$ 3,484	
Health Club Contract	\$ 161	\$ 1,926	
HVAC System	\$ 3,083	\$ 37,000	
Lawn Maintenance	\$ 1,667	\$ 20,000	
Management Services	\$ 5,803	\$ 69,630	
Odor Control	\$ 484	\$ 5,811	
Pest Control	\$ 1,371	\$ 16,448	
Pool/Spa Service	\$ 563	\$ 6,750	
Roof Contract	\$ 412	\$ 4,940	
Security Services	\$ 20,327	\$ 243,925	
Telephone Lease	\$ 183	\$ 2,198	
Trash Removal	\$ 3,933	\$ 47,200	
Trash Chute	\$ 375	\$ 4,500	
Uniforms	\$ 361	\$ 4,335	
Valet Services	\$ 6,292	\$ 75,504	
Water Treatment	\$ 395	\$ 4,740	
**TOTAL CONTRACTS	\$ 88,735	\$ 1,064,824	6.88%
**SALARIES & BENEFITS			
Salaries - Maintenance	\$ 19,764	\$ 237,172	
Salaries - Janitorial	\$ 24,075	\$ 288,894	
Salaries - Office	\$ 24,208	\$ 290,495	
Salaries - Grounds	\$ 3,688	\$ 44,261	
Salaries - Painter	\$ 3,825	\$ 45,895	
Salaries - Front Desk	\$ 17,002	\$ 204,020	
Medical Insurance	\$ 15,410	\$ 184,921	
Bonus	\$ 1,314	\$ 15,764	
**TOTAL SALARIES & BENEFITS	\$ 109,285	\$ 1,311,421	6.97%

Description	2026 Approved Monthly Budget	2026 Approved Annual Budget	Variance from 2025
**REPAIRS/MAINTENANCE			
R&M - Air Conditioning	\$ 4,167	\$ 50,000	
R&M - Elevator	\$ 1,000	\$ 12,000	
R&M - Doors & Locks	\$ 806	\$ 9,674	
R&M - Irrigation	\$ 167	\$ 2,000	
R&M - Furniture	\$ 2,083	\$ 25,000	
R&M - Roof Repairs	\$ 442	\$ 5,300	
R&M - Electrical	\$ 833	\$ 10,000	
R&M - Equipment	\$ 417	\$ 5,000	
R&M Equipment - Cameras	\$ 417	\$ 5,000	
R&M - Equipment - Computer Repairs	\$ 358	\$ 4,300	
R&M - Fire Sprinkler/Detectores	\$ 833	\$ 10,000	
R&M Equipment - Fire Alarm/Sprinkl Maint.	\$ 417	\$ 5,000	
R&M - Entry System	\$ 167	\$ 2,000	
R&M - Gate	\$ 417	\$ 5,000	
R&M - Lighting	\$ 583	\$ 7,000	
R&M - Plumbing	\$ 3,333	\$ 40,000	
R&M - Pool/Spa Fountain	\$ 167	\$ 2,000	
R&M - Trash Chute	\$ 417	\$ 5,000	
R&M - Signage	\$ 250	\$ 3,000	
Landscaping Extras	\$ 417	\$ 5,000	
Tree Trim/Replace	\$ 292	\$ 3,500	
R&M - Hurricane - General	\$ 333	\$ 4,000	
Custodial Supplies	\$ 1,083	\$ 13,000	
Paint Supplies	\$ 833	\$ 10,000	
R&M - Supplies	\$ 833	\$ 10,000	
Fitness Center	\$ 833	\$ 10,000	
**TOTAL REPAIRS/MAINTENANCE	\$ 21,898	\$ 262,774	41.64%
**SPECIAL PROJECTS			
	\$ 8,333	\$ 100,000	
**TOTAL SPECIAL PROJECTS	\$ 8,333	\$ 100,000	0.00%
**TOTAL OPERATING EXPENSES	\$ 401,784	\$ 4,821,405	6.22%
**RESERVE TRANSFERS			
Structural Integrity Reserve Items	\$ 89,494	\$ 1,073,933	
Non-SIRS Items	\$ 43,812	\$ 525,738	
**TOTAL RESERVE TRANSFERS	\$ 133,306	\$ 1,599,671	-3.53%
**TOTAL OPERATING & RESERVES TRANSFERS	\$ 535,090	\$ 6,421,076	3.61%