THE FOUNTAINS OF PALM BEACH CONDOMINIUM No. 4 (ESEDRA)
APPROVED BUDGET JANUARY 1, 2026 THROUGH DECEMBER 31, 2026
BASED ON 174 HOMES

	2025 Approved Budget	2026 Approved Budget
INCOME		
Income		
3010-00 Maintenance Assessments	1,217,498.00	1,287,456.34
3015-00 Specific Reserves	79,227.00	380,817.41
3020-00 Roof Replacement Bank Loan	70,831.00	70,831.00
3040-00 Miscellaneous Income	5,000.00	5,000.00
Total Income	1,372,556.00	1,744,104.75
EXPENSE		
Administrative		
5100-00 Management Contract	72,495.00	77,655.82
5110-00 Licenses & Permits	0.00	3,000.00
5120-00 Office Expense	1,200.00	9,000.00
5140-00 Legal Fees - General	0.00	15,000.00
5145-00 Professional Fees	6,000.00	8,000.00
5160-00 Insurance	505,620.00	430,000.00
5180-00 FCO Shared Expenses	116,365.00	123,797.52
Total Administrative	701,680.00	666,453.34
Utilities		
5205-00 Electric	24,100.00	27,000.00
5230-00 Water & Sewer	92,400.00	95,000.00
5240-00 Emergency Phone	4,620.00	4,700.00
5250-00 Cable TV	186,893.00	191,606.00
5255-00 Trash Collection	3,400.00	3,400.00
Total Utilities	311,413.00	321,706.00
Repairs / Maintenance		
5305-00 Security Guard	2,800.00	0.00
5405-00 Landscaping Contract	55,500.00	60,000.00
5410-00 Plants, Sod, Fertilizer	5,800.00	5,000.00
5415-00 Hurricane Tree Trimming	11,900.00	13,000.00
5425-00 Pest Control	11,100.00	11,100.00
5435-00 Irrigation - Repairs & Maintenance	8,700.00	9,000.00
5660-00 General Repairs & Maintenance	72,100.00	82,000.00
5665-00 Elevators	11,000.00	77,000.00
5670-00 Contingencies	7,000.00	0.00
5680-00 Miscellaneous Expense	1,250.00	0.00
5705-00 Pool Maintenance	9,900.00	10,197.00
5740-00 Janitorial Expense	12,355.00	37,000.00
5780-00 Loan Payment	70,831.00	70,831.00
Total Repairs / Maintenance	280,236.00	375,128.00
Reserve Funding SIRS		
6010-00 Reserve - Painting	18,706.00	166,511.18
6030-00 Reserve - Roof	45,905.00	134,485.87
xxxx-xx Reserve - Structural	0.00	65,148.72
Total Reserve Funding - SIRS	64,611.00	366,145.77
Reserve Funding - NON SIRS		
6020-00 Reserve - Road	14,616.00	14,671.64
Total Reserve Funding - NON SIRS	14,616.00	14,671.64
TOTAL EXPENSE	1,372,556.00	1,744,104.75
NET INCOME/(LOSS):	0.00	0.00

THE FOUNTAINS OF PALM BEACH CONDOMINIUM No. 4 (ESEDRA)
APPROVED BUDGET JANUARY 1, 2026 THROUGH DECEMBER 31, 2026
BASED ON 174 HOMES

	2025	2026
MAINTENANCE FEES	1,109,832.00	1,476,667.75
LOAN FEES	70,831.00	70,831.00
CABLE FEES	186,893.00	191,606.00
TOTAL MAINTENANCE FEES	1,367,556.00	1,739,104.75

2026 FEES

UNIT	%	NO OF UNITS	ANNUAL PER SECTION	MAINTENANCE FEES	CABLE FEES	LOAN FEES	TOTAL ANNUALLY	TOTAL MONTHLY
1 BEDROOM	0.0036650	24	162,546.40	5,411.99	1,101.18	259.60	6,772.77	564.40
2 BEDROOM	0.0052300	72	662,011.37	7,722.97	1,101.18	370.45	9,194.60	766.22
2 BEDROOM TH	0.0059800	16	165,683.62	8,830.47	1,101.18	423.57	10,355.23	862.94
3 BEDROOM CONV	0.0066500	42	478,466.12	9,819.84	1,101.18	471.03	11,392.05	949.34
3 BEDROOM TH	0.0080250	20	270,397.23	11,850.26	1,101.18	568.42	13,519.86	1,126.66
TOTAL		174	1,739,104.75					

2025 FEES

UNIT	%	NO OF UNITS	ANNUAL PER SECTION	MAINTENANCE FEES	CABLE FEES	LOAN FEES	TOTAL ANNUALLY	TOTAL MONTHLY
1 BEDROOM	0.0036650	24	129,629.46	4,067.53	1,074.10	259.60	5,401.23	450.10
2 BEDROOM	0.0052300	72	521,925.49	5,804.42	1,074.10	370.45	7,248.97	604.08
2 BEDROOM TH	0.0059800	16	130,151.40	6,636.80	1,074.10	423.57	8,134.46	677.87
3 BEDROOM CONV	0.0066500	42	374,871.28	7,380.38	1,074.10	471.03	8,925.51	743.79
3 BEDROOM TH	0.0080250	20	210,978.37	8,906.40	1,074.10	568.42	10,548.92	879.08
TOTAL		174	1,367,556.00					

THE FOUNTAINS OF PALM BEACH CONDOMINIUM No. 4 (ESEDRA)
APPROVED BUDGET JANUARY 1, 2026 THROUGH DECEMBER 31, 2026
RESERVE SCHEDULE

SIRS

Description	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	1/1/2026 Estimated Fund Balance	Balance to Fund	Reserves Funding 2026	
PAINTING (Balconies/Breezeways/Waterproof/Repairs)	25	15	$532,500.00	0.00	$532,500.00	$35,500.00	
PAINTING (Aluminum Railings/Breezeways)	8	1	$52,700.00	0.00	$52,700.00	$52,700.00	
PAINTING (Walls/Stucco/Paint Finishes)	7	1	$159,200.00	80,888.82	$78,311.18	$78,311.18	
TOTAL PAINTING							$ 166,511.18
ROOF (Gutter & Downspouts)	20	13	$68,000.00	68,000.00	$0.00	$0.00	
ROOF (Composite/Mansard/Condos)	25	19	$420,000.00	0.00	$420,000.00	$22,105.26	
ROOF (Modified Bitumen/Condos)	20	12	$1,490,000.00	85,714.42	$1,404,285.58	$112,380.61	
TOTAL ROOF							$ 134,485.87
STRUCTURAL (Breezeway Railings, Aluminum)	50	15	$248,000.00	0.00	$248,000.00	$16,533.33	
STRUCTURAL (Door Repalcement (Incl Trash)	30	13	$60,000.00	0.00	$60,000.00	$4,615.38	
STRUCTURAL (Lifesafety Systems Control Panels)	15	5	$36,000.00	0.00	$36,000.00	$7,200.00	
STRUCTURAL (Emergency Devices)	25	10	$36,000.00	0.00	$36,000.00	$3,600.00	
STRUCTURAL (Pipes, Domestic Water & Waste)	80	25	$780,000.00	0.00	$780,000.00	$31,200.00	
STRUCTURAL (Inspections, Milestone)	10	7	$14,000.00	0.00	$14,000.00	$2,000.00	
TOTAL STRUCTURAL							$ 65,148.72
							$ 366,145.77

NON SIRS

Description	Estimated Useful Life	Estimated Remaining Useful Life	Estimated Replacement Cost	1/1/2026 Estimated Fund Balance	Balance to Fund	Reserves Funding 2026
ROAD RESURFACING	35	5	$125,000.00	51,641.81	$73,358.19	$14,671.64