Budget Statement
4305 Fanshaw Condo
12/31/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33431

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Maintenance Fee	141,325	1,695,878
40002 00	Reserve Income	39,020	468,251
40002 01	Reserve Income SIRS	35,980	431,749
40015	2028 ACQ	2,205	26,460
40055	Laundry Income	1,250	15,000
41000	Rent/Resale	837	10,000
42020	Cable Bonus	40,018	480,249
**TOTAL REVENUE		$260,635	$3,127,587
EXPENSES			
**ADMINISTRATIVE			
50005	Accounting Fees	413	5,000
50035	Dues - COBRUA	105	1,260
50045 00	Legal Fees	1,250	15,000
50045 11	Legal Fees Turnover	2,205	26,460
50048	LP&F Fees to Division	210	2,520
50053	LP&F Annual Corp Report	7	62
50075	Office Supplies/Post/Mail	750	9,000
50104	Taxes & Licenses	100	1,200
**TOTAL ADMINISTRATIVE		$5,040	$60,502
**INSURANCE			
52030	Insurance & Gen Lia	77,429	929,148
**TOTAL INSURANCE		$77,429	$929,148
**UTILITIES			
54050 00	Electricity	4,714	56,612
54100 00	Telephone	38	500
**TOTAL UTILITIES		$4,752	$57,112
**CONTRACTS			
60013	Cable Television	40,018	480,249
60040	Elevator Contract	1,273	15,331
60050	Fire Alarm System LP&F	230	2,716
60072	Ambulance	4,787	57,411
60090	Lawn & Irrigation	13,386	160,566
61000	Management Services	29,744	356,983
61018	Exterior Pest Ctrl Com/Re	996	11,919
**TOTAL CONTRACTS		$90,434	$1,085,175
**REPAIRS & MAINTENANCE			
70006	Misc Repairs & Maint.	2,087	25,000
70012	Drywall Leak Repairs	413	5,000
70048 20b	Excess Roof Cost Fire System	837	10,000
70040	R&M-Elevator	837	10,000
70045	R&M-Electrical	837	10,000
70090	R&M-Plumbing	837	10,000
70139	Ficus Whitefly Treatment	56	650
70149	Landscaping - Beautification	2,087	25,000

Budget Statement
4305 Fanshaw Condo
12/31/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33431

Account	Description	Monthly Budget	Year Budget
**TOTAL REPAIRS & MAINTENANCE		$7,991	$95,650
**RESERVE TRANSFERS			
80000 00	Resv. Trfs-	39,020	468,251
80004 00	SIRS Reserve Transfer	35,980	431,749
**TOTAL RESERVE TRANSFERS		$75,000	$900,000
**TOTAL EXPENSES		$260,646	$3,127,587
NET INCOME/(LOSS)		($11)	$0

168-Fanshaw Condo - BudgetActuals
Proposed Operating Budget Draft 1
January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Maintenance Fee	146,856	1,762,276	141,323	1,695,878
40002-00	Reserve Income	66,667	800,000	39,021	468,251
40002-01	Reserve Income-SIRS	0	0	35,979	431,749
40011	Late Fee Income	417	5,000	0	0
40015	2028 ACQ	1,103	13,230	2,205	26,460
40025	Returned Check Fees	0	0	0	0
40055	Laundry Income	1,250	15,000	1,250	15,000
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	0	0	0	0
40095	Prior Year Surplus	16,667	200,000	0	0
41000	Rent/Resale	833	10,000	833	10,000
42020	Cable Bonus	40,286	483,430	40,021	480,249
42033-00	Cable Agreement Income	0	0	0	0
	**TOTAL REVENUE	274,079	3,288,936	260,632	3,127,587
	EXPENSES				
	**ADMINISTRATIVE				
50003	Contingency	83	1,000	0	0
50005	Accounting Fees	417	5,000	417	5,000
50012-00	Bad Debts	83	1,000	0	0
50015	Bank Charges	42	500	0	0
50035	Dues - COBRUA	105	1,260	105	1,260
50045-00	Legal Fees	833	10,000	1,250	15,000
50045-11	Legal Fees- Turnover	1,103	13,230	2,205	26,460
50048	LP&F Fees to Division	210	2,520	210	2,520

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50050-18	Fire Alarm/Extgr. Maint.- Fire Alarm Insp.	2,167	26,000	0	0
50053	LP&F Annual Corp Report	05	62	05	62
50075	Office Supplies/Post/Mail	750	9,000	750	9,000
50104	Taxes & Licenses	100	1,200	100	1,200
	**TOTAL ADMINISTRATIVE	5,898	70,772	5,042	60,502
	**PROPERTY INSURANCE				
52030	Insurance & Gen Lia	105,000	1,260,000	77,429	929,148
	**TOTAL PROPERTY INSURANCE	105,000	1,260,000	77,429	929,148
	**UTILITIES				
54050-00	Electricity	4,920	59,041	4,718	56,612
54100-00	Telephone	25	300	42	500
	**TOTAL UTILITIES	4,945	59,341	4,759	57,112
	**CONTRACTS				
60013	Cable Television	40,286	483,430	40,021	480,249
60040	Elevator Contract	1,417	17,000	1,278	15,331
60050	Fire Alarm System	0	0	226	2,716
60072	Ambulance	4,783	57,400	4,784	57,411
60090	Lawn & Irrigation	13,507	162,087	13,381	160,566
61000	Management Services	0	0	29,749	356,983
61001	Maintenance & Janitorial	14,933	179,200	0	0
61004	Administrative	6,400	76,800	0	0
61018	Exterior Pest Ctrl Com/Re	771	9,256	993	11,919
	**TOTAL CONTRACTS	82,097	985,173	90,431	1,085,175
	**SALARIES AND BENEFITS				
	**TOTAL SALARIES AND BENEFITS	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REPAIRS/MAINTENANCE				
70006	Misc Repairs & Maint.	6,250	75,000	2,083	25,000
70012	Drywall Leak Repairs	833	10,000	417	5,000
70040	R&M-Elevator	0	0	833	10,000
70045	R&M-Electrical	0	0	833	10,000
70048-20b	R&M Equipment-Fire System	0	0	833	10,000
70090	R&M-Plumbing	0	0	833	10,000
70132	Pest Control- Comm	250	3,000	0	0
70139	Ficus Whitefly Treatment	54	650	54	650
70149	Landscaping - Beautification	2,083	25,000	2,083	25,000
	**TOTAL REPAIRS/MAINTENANCE	9,470	113,650	7,971	95,650
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Resv. Trfs-	66,667	800,000	39,021	468,251
80004-00	SIRS Reserve Transfer	0	0	35,979	431,749
	**TOTAL RESERVE TRANSFERS	66,667	800,000	75,000	900,000
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	274,077	3,288,936	260,632	3,127,587
	Operating Net Income or Loss	02	0	0	0

168-Fanshaw Condo - Proposed_Maintenance
Schedule Of Proposed Maintenance
January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	2028 ACQ* (Per Unit)	Cable Bonus* (Per Unit)	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
FANS-A		0.123610000	75	9.270750000	$329.64	$174.69	$48.23	$44.47	$3.50	$63.53	$334.42	$25081.50
FANS-B		0.166600000	15	2.499000000	$421.43	$235.44	$65.01	$59.94	$3.50	$63.53	$427.42	$6411.30
FANS-C		0.148000000	198	29.304000000	$381.72	$209.16	$57.75	$53.25	$3.50	$63.53	$387.19	$76663.62
FANS-D		0.172300000	342	58.926600000	$433.60	$243.50	$67.23	$61.99	$3.50	$63.53	$439.75	$150394.50
Total			630	100.000350000								$258550.92

168-Fanshaw Condo
Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30003-001	SIRS Reserves	Pooled	$0	0	0
30000-393	Reserves	Rejuvenation	$0	0	0
30000-340	Reserves	Building Maint	$0	0	0
30000-183	Reserves	Reserve Study	$0	0	0
30000-180	Reserves	Stucco Repair	$0	0	0
30005-89	Reserves	Engineering Report	$73,300	9	9
30005-91	Reserves	Elev Ph. I	$2,261,475	20	5
30000-104	Reserves	Catwalk	$0	0	0
30005-59	Reserves	Roof Replacement	$0	0	0
30005-19	Reserves	Def. Maint.	$724,303	24	9
30000-50	Reserves	Paving	$703,098	20	5
30000-00	Reserves	Reserves-Pooled	$0	0	0
30000-60	Reserves	Roof	$0	0	0
30000-40	Reserves	Paint-Exterior	$0	0	0
		Totals	$3,762,176		

ReserveHeaders	ReserveTotals
Accumulated Balance	$1,936,404
Additional Reserve Funding Thru Year End	$333,335
Total Reserves Thru Year End	$2,269,739
Estimated Expenses Thru Year End	$0
Balance To Be Funded	$1,492,437
Annual Contribution	$468,251
Monthly Contribution	$39,021

168-Fanshaw Condo
SIRS Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30003-42	SIRS Reserves	Plumbing	$2,756,250	100	55
30003-80	SIRS Reserves	Roof	$1,909,720	20	13
30003-70	SIRS Reserves	Structure	$2,578,796	22	11
30003-50	SIRS Reserves	Painting	$384,359	7	4
30003-40	SIRS Reserves	Fire System	$830,550	23	7
30003-20	SIRS Reserves	Electrical	$1,020,750	54	12
30003-10	SIRS Reserves	Doors	$282,000	38	9
30003-001	SIRS Reserves	Pooled	$0	0	0
		Totals	$9,762,425		

ReserveHeaders	ReserveTotals
Accumulated Balance	$242,655
Additional Reserve Funding Thru Year End	$0
Total Reserves Thru Year End	$242,655
Estimated Expenses Thru Year End	$0
Balance To Be Funded	$9,519,770
Annual Contribution	$431,749
Monthly Contribution	$35,979

Recurring Charges Listing
Fanshaw Condo
As of 11/07/2025

4305 FANS Fanshaw Condo
c/o FirstService Residential 999 Yamato Road, Suite 105
Boca Raton, FL 33431

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	A	MM	Charge	75	329.64	01/01/2025	12/31/3000	24,723.00
Unit Type	B	MM	Charge	15	421.43	01/01/2025	12/31/3000	6,321.45
Unit Type	C	MM	Charge	198	381.72	01/01/2025	12/31/3000	75,580.56
Unit Type	D	MM	Charge	342	433.60	01/01/2025	12/31/3000	148,291.20
Totals:				630				254,916.21

Totals By Charge Code:

MM				630				254,916.21