CROMWELL WEST, INC.
APPROVED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026

		BUDGET 2025	Reserves Funding Partial BUDGET 2026
INCOME:			
04100	MAINTENANCE FEE	485,439.48	485,439.48
04102	RESERVES	57,180.00	57,180.00
04325	DOCK LEASE INC	4,080.00	4,080.00
04390	KEY / CLICKER INCOME	100.00	100.00
04400	APPLICATION FEES	450.00	450.00
04650	LAUNDRY INCOME	4,800.00	4,800.00
	TOTAL INCOME	**552,049.48**	**552,049.48**
EXPENSES:			
ADMINISTRATIVE EXPENSE			
05025	PERMITS & LICENSE	2,250.00	2,250.00
05026	INSPECTION	1,500.00	1,500.00
05030	ANNUAL REPORT	70.00	70.00
05049	LEGAL - REVISE DOCUMENTS	5,000.00	5,000.00
05050	LEGAL FEES	10,000.00	10,000.00
05075	INSURANCE	296,942.67	240,000.00
05100	MANAGEMENT	9,040.00	33,000.00
05150	ACCOUNTING FEES	2,500.00	4,875.00
05175	APPLICATION/BACKGROUND FEES	200.00	200.00
05200	PRINTING/ADMIN	4,200.00	4,200.00
05205	OFFICE EXP - POSTAGE	1,000.00	1,000.00
05700	PAYROLL SERVICE QBOOKS/PAYCHEX	926.17	926.17
05701	PAYROLL MAINTENANCE	48,800.00	50,800.00
05702	PAYROLL TAXES	4,244.60	4,244.60
		386,673.44	358,065.77
LAWN & LANDSCAPE EXPENSE			
07120	LANDSCAPE MAINT/EXTRAS	3,450.00	10,000.00
07150	TREE TRIMMING	5,779.80	5,779.80
		9,229.80	15,779.80
MAINTENANCE			
06075	PEST CONTROL	3,140.93	3,140.93
06125	GENERAL R&M	12,517.23	25,884.34
06127	RECREATIONAL REPAIRS	100.00	100.00
06148	BUILDING SUPPLIES	8,817.75	8,817.75
06305	ELEVEATOR REPAIRS	10,440.00	10,440.00
07205	FIRE ALARM	1,800.00	1,800.00
		36,815.91	50,183.02
POOL EXPENSE			
08100	POOL SERVICE	8,466.40	8,466.40
		8,466.40	8,466.40
UTILITIES			
08520	TELEPHONE	2,900.00	2,900.00
08528	ELECTRIC	12,632.84	12,632.84
08530	GAS	300.00	0.00
08550	WATER & SEWER/SPRINKLER/POOL	25,109.44	35,000.00
08551	WATER/SPRINKLER/POOL SYSTEM	2,900.00	0.00
08600	TRASH & RECYCLING	9,841.65	11,841.65
		53,683.93	62,374.49
RESERVES			
09500	RESERVE - GENERAL	57,180.00	0.00
09590	RESERVE - SIRS	0.00	57,180.00
09595	RESERVE - NON-SIRS	0.00	0.00
	RESERVE TRANSFER	57,180.00	57,180.00
	TOTAL EXPENSES	**552,049.48**	**552,049.48**
			0.00

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

CROMWELL WEST, INC.

APPROVED BUDGET

JANUARY 1, 2026 - DECEMBER 31, 2026

2026 Monthly Maintenance Fees:
1 Bedroom $545.57 (with dock $555.57)
2 Bedroom $706.04 (with dock $716.04)

Unit	Share of Common Expense	% Allocation	Maintenance Fee With Partially Funded
108	17/1409	0.012065295	$ 545.57
110	17/1409	0.012065295	$ 545.57
201	22/1409	0.015613911	$ 706.04
202	22/1409	0.015613911	$ 706.04
203	17/1409	0.012065295	$ 545.57
204	17/1409	0.012065295	$ 545.57
205	17/1409	0.012065295	$ 545.57
206	17/1409	0.012065295	$ 545.57
207	17/1409	0.012065295	$ 545.57
208	17/1409	0.012065295	$ 545.57
209	17/1409	0.012065295	$ 545.57
210	17/1409	0.012065295	$ 545.57
211	17/1409	0.012065295	$ 545.57
212	17/1409	0.012065295	$ 545.57
213	17/1409	0.012065295	$ 545.57
214	22/1409	0.015613911	$ 706.04
215	22/1409	0.015613911	$ 706.04
301	22/1409	0.015613911	$ 706.04
302	22/1409	0.015613911	$ 706.04
303	17/1409	0.012065295	$ 545.57
304	17/1409	0.012065295	$ 545.57
305	17/1409	0.012065295	$ 545.57
306	17/1409	0.012065295	$ 545.57
307	17/1409	0.012065295	$ 545.57
308	17/1409	0.012065295	$ 545.57
309	17/1409	0.012065295	$ 545.57
310	17/1409	0.012065295	$ 545.57
311	17/1409	0.012065295	$ 545.57
312	17/1409	0.012065295	$ 545.57
313	17/1409	0.012065295	$ 545.57
314	22/1409	0.015613911	$ 706.04
315	22/1409	0.015613911	$ 706.04
401	22/1409	0.015613911	$ 706.04
402	22/1409	0.015613911	$ 706.04
403	17/1409	0.012065295	$ 545.57
404	17/1409	0.012065295	$ 545.57
405	17/1409	0.012065295	$ 545.57
406	17/1409	0.012065295	$ 545.57
407	17/1409	0.012065295	$ 545.57
408	17/1409	0.012065295	$ 545.57
409	17/1409	0.012065295	$ 545.57
410	17/1409	0.012065295	$ 545.57
411	17/1409	0.012065295	$ 545.57
412	17/1409	0.012065295	$ 545.57
413	17/1409	0.012065295	$ 545.57
414	22/1409	0.015613911	$ 706.04
415	22/1409	0.015613911	$ 706.04
501	22/1409	0.015613911	$ 706.04
502	22/1409	0.015613911	$ 706.04
503	17/1409	0.012065295	$ 545.57
504	17/1409	0.012065295	$ 545.57
505	17/1409	0.012065295	$ 545.57
506	17/1409	0.012065295	$ 545.57
507	17/1409	0.012065295	$ 545.57
508	17/1409	0.012065295	$ 545.57
509	17/1409	0.012065295	$ 545.57
510	17/1409	0.012065295	$ 545.57
511	17/1409	0.012065295	$ 545.57
512	17/1409	0.012065295	$ 545.57
513	17/1409	0.012065295	$ 545.57
514	22/1409	0.015613911	$ 706.02
515	22/1409	0.015613911	$ 706.04
601	22/1409	0.015613911	$ 706.04
602	22/1409	0.015613911	$ 706.04
603	17/1409	0.012065295	$ 545.57
604	17/1409	0.012065295	$ 545.57
605	17/1409	0.012065295	$ 545.57
606	17/1409	0.012065295	$ 545.57
607	17/1409	0.012065295	$ 545.57
608	17/1409	0.012065295	$ 545.57
609	17/1409	0.012065295	$ 545.57
610	17/1409	0.012065295	$ 545.57
611	17/1409	0.012065295	$ 545.57
612	17/1409	0.012065295	$ 545.57
613	17/1409	0.012065295	$ 545.57
614	22/1409	0.015613911	$ 706.04
615	22/1409	0.015613911	$ 706.04

Total Monthly	$	45,218.47

CROMWELL WEST RESERVE STUDY FOR 2025

Reserve Schedule Summary

JANUARY 1, 2026 - DECEMBER 31, 2026

	ESTIMATED USEFUL LIFE	ESTIMATED REPLACEMENT COST	ESTIMATED REMAINING IN YEARS	ESTIMATED BALANCE 12/31/2025	RESERVES Needed 2026 FOR FUNDED
SIRS					
ROOFING-FLAT	20	400,000	1	30,620	369,380
DOWNSPOUTS	30	9,000	17	690	489
FAÇADE/CAULKLING/WATERPROOFING	5	6,530	1	500	6,030
PAINT EXTERIOR SURFACES/STUCCO/CONCRETE REPAIRS	10	130,000	1	9,950	120,050
EXTERIOR DOOR-SINGLE/HARDWARE	25	25,760	9	1,970	2,643
EXTERIOR DOOR-DOUBLE/HARDWARE	25	13,330	9	1,020	1,368
SINGLE BUILDING ENTRANCE DOOR W/SIDE LIGHTS/HARDWARE	25	5,540	12	420	427
COMMON AREA DOORS@10%	5	6,100	1	470	5,630
CONCRETE REPAIRS/SEALER	10	115,940	7	8,880	15,294
RAILINGS-REPAIRS/REPLACE	40	216,200	20	16,550	9,983
CONCRETE REPAIRS/SEALER-SOUTH CATWALK	N/A	75,000	1	5,740	69,260
COLD WATER PIPE REPLACEMENT	50	354,200	17	27,120	19,240
SWITCH-GEAR/COMMON AREA PANELS/WIRING	10	8,480	6	650	1,305
FIRE ALARM SYSTEMS	10	14,940	6	1,140	2,300
BATTERY BACKUP/EXIT LIGHT FIXTURES	15	19,780	5	1,510	3,654
GENERAL REPAIRS	20	59,040	16	4,520	3,408
		1,459,840		111,750	630,460
		Bal additional Cash on Hand as of 12/31/25			50,135
TOTAL SIRS					580,325
		Additional Funding Over SA funding per Board			57,180
Non SIRS					
PAINT INTERIOR SURFACES	10	2,830	7	280	364
PAINT CERAMIC/PORCELAIN TILE	30	10,890	12	1,070	818
FURNISHINGS	15	2,260	7	220	291
MAILBOXES-WALL MOUNTED	25	12,470	7	1,230	1,606
OFFICE/COMMUNITY ROOM RENOVATION	20	22,600	2	2,230	10,185
BATHROOMS RENOVATION	15	13,560	2	1,340	6,110
HVAC-THROUGH-WALL ELEVATOR ROOM	15	1,130	2	110	510
EXHAUST FANS-WALL	20	2,710	7	270	349
CARRIAGE LIGHTS-ENTRANCE	30	700	12	70	53
FLOOD LIGHTS	30	6,400	12	630	481
LIGHT FIXTURES	30	17,290	12	1,700	1,299
SECURITY ENTRY SYSTEM	15	4,290	5	420	774
MISC. MECHANICAL/PLUMBING/ELECTRICAL/SECURITY	1	850	1	80	770
ELEVATOR/CAB MODERNIZATION-HYDRAULIC	25	203,400	2	20,040	91,680
GARAGE LIGHT FIXTURES	30	8,400	12	830	631
ASPHALT PREVENTIVE MAINTENANCE	4	13,000	3	1,280	3,907
PAVEMENT OVERLAY	20	75,280	17	7,420	3,992
ASPHALT BASE/SUB-BASE/REPAIRS	20	7,530	17	740	399
GARAGE/SIDWALKS/CURBS/GUTTERS OTHER CONCRETE	4	3,390	3	330	1,020
CONCRETE CERAMIC/PORCELAIN TILE	30	13,820	12	1,360	1,038
REFINISH POOL/GENERAL REPAIRS	10	19,060	6	1,880	2,863
FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT	10	18,080	6	1,780	2,717
POOL FURNITURE	8	10,140	4	1,000	2,285
POOL WATER HEATER	15	5,200	11	510	426
REPLACE PAVER DECK	30	41,490	22	4,090	1,700
POOL 4" MTAL FENCE/GATE (5)	30	15,370	12	1,510	1,155
PROPERTY 4" METAL FENCE	30	2,880	17	280	153
MAINTENANCE BUIDLINGS/STORAGE SHEDS/REPAIRS	10	1,700	6	170	255
REPLACE SHEDS	25	4,500	1	440	4,060
UTILITY CLOSET DOORS-SINGLE	35	2,700	12	270	203
POLE LIGHTS	30	43,400	12	4,280	3,260
GLOBE LIGHTING	30	5,880	12	580	442
PILING REPAIR/REPLACEMENT	10	4,970	3	490	1,493
SITE ITEMS	1	1,920	1	190	1,730
TOTAL NON SIRS		600,090		59,120	149,019

THE ASSOCIATION HAS APPROVED A SPECIAL ASSESSMENT TO FUND THE SIRS AND NON-SIRS