

**650 ISLAND WAY**  
**57 UNITS**  
**JANUARY 1, 2026 - DECEMBER 31, 2026 BUDGET APPROVED**

ACCT	REVENUE	2025 APPROVED ANNUAL	2025 Est. Actual	2026 PROPOSED ANNUAL	2026 PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$458,547	\$485,547	\$869,214	\$72,435
4015	Boat Dock Fees (16 @\$45 mth)	\$8,640	\$8,640	\$8,640	\$720
	<b>TOTAL REVENUE</b>	<b>\$467,187</b>	<b>\$494,187</b>	<b>\$877,854</b>	<b>\$73,155</b>
	<b>OPERATING EXPENSES</b>				
5010	Office Expense	\$5,200	\$6,764	\$7,000	\$583
5015	Bank Charges / Lock box	\$485	\$0	\$0	\$0
5020	Storage Boxes ( 30 Boxes )	\$1,305	\$1,305	\$1,350	\$113
5025	Website	\$750	\$750	\$1,410	\$118
5300	Insurance	\$0	\$254,615	\$260,400	\$21,700
5400	Lawn Service Contract	\$21,716	\$21,611	\$22,260	\$1,855
5420	Irrigation Repairs	\$2,400	\$4,815	\$5,000	\$417
5600	License/Taxes/Permits/Division	\$883	\$1,469	\$1,500	\$125
5800	Mgmt Fees Exp 09/25 - 60 day notice	\$13,680	\$13,680	\$14,940	\$1,245
5900	Legal	\$1,000	\$6,815	\$10,000	\$833
5910	CPA Tax Return / Audit	\$425	\$450	\$5,000	\$417
5910	EFTPS Tax Return Payment	\$0	\$6,573	\$6,500	\$542
	Loan Repayment	\$0		\$228,204	\$19,017
6100	Building Maintenance & Repair	\$25,000	\$42,100	\$50,000	\$4,167
6110	Elevator	\$7,600	\$18,519	\$20,000	\$1,667
6115	Dock Maintenance	\$1,200	\$210	\$1,200	\$100
6120	Fire Protection	\$6,000	\$13,082	\$14,000	\$1,167
6125	Grounds Maintenance	\$4,000	\$3,294	\$4,000	\$333
6200	Pool Maintenance	\$2,500	\$5,088	\$6,000	\$500
6400	Maint/Contract Labor	\$26,104	\$28,220	\$30,000	\$2,500
7000	Electric	\$12,500	\$10,514	\$12,500	\$1,042
7001	Water	\$23,000	\$25,732	\$26,800	\$2,233
7002	Sewer	\$34,104	\$35,464	\$36,530	\$3,044
7004	Natural Gas	\$3,500	\$2,200	\$3,500	\$292
7005	Trash	\$6,500	\$6,922	\$7,268	\$606
7006	Cable	\$47,135	\$46,904	\$49,250	\$4,104
7007	Reclaimed Water	\$2,300	\$790	\$2,300	\$192
7008	Storm Water	\$7,600	\$8,154	\$8,562	\$714
7009	Utility Taxes	\$3,100	\$3,000	\$3,200	\$267
7010	Recycling	\$1,500	\$1,496	\$1,540	\$128
8000	Contingency	\$0	\$0	\$1,000	\$83
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$261,487</b>	<b>\$570,536</b>	<b>\$841,214</b>	<b>\$70,101</b>
9010	Reserves - Painting	\$0		\$0	\$0
9015	Milestone Inspection	\$0		\$0	\$0
9020	Reserves - Roof Repair Replace	\$0		\$0	\$0
9030	Reserves - Pool	\$0		\$15,000	\$1,250
9040	Reserves - Paving & Sealing	\$0		\$2,000	\$167
9050	Reserves - Elevator	\$0		\$11,000	\$917
9060	Reserves - Siding	\$0		\$0	\$0
9070	Reserves - Dock	\$0		\$8,640	\$720
9080	Reserves - Sea Wall	\$0		\$0	\$0
9090	Reserves - Insurance	\$140,000		\$0	\$0
9095	Reserves - SIRS/Pooled - Non Structural	\$28,500		\$36,640	\$3,053
9100	Reserves - SIRS /Pooled - Structural	\$37,200		\$0	\$0
	<b>RESERVES</b>				
	<b>TOTAL RESERVES</b>	<b>\$205,700</b>	<b>\$0</b>	<b>\$36,640</b>	<b>\$6,107</b>
	<b>TOTAL EXPENSES</b>	<b>\$467,187</b>		<b>\$877,854</b>	<b>\$76,208</b>
		\$0		\$0	

**2026 MONTHLY MAINTENANCE FEES**

PERCENTAGE	# UNITS	2026 TOTAL MONTHLY FEE
1.7200%	53	\$1,245.87
2.2100%	4	\$1,600.80