

THE WATERFRONT ON VENICE ISLAND "BUILDING A" CONDO ASSOCIATION, INC
APPROVED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026

<i>REVENUES</i>	2025 Approved Budget	2026 Approved Budget
5010 MAINTENANCE FEES	303,746	341,554
5015 RESERVE ASSESSMENTS	130,000	136,500
5030 SALES & LEASE FEES	0	0
5040 OTHER	0	0
5045 LATE FEE INCOME	0	0
5050 INTEREST	0	0
TOTAL REVENUE	433,746	478,054
<u>EXPENSES AND RESERVES</u>		
<u>MAINTENANCE & REPAIRS</u>		
7210 REPAIRS & MAINTENANCE	18,000	18,000
7215 MAINTENANCE CONTRACT	23,600	24,240
7220 PEST CONTROL CONTRACT	1,150	1,200
7230 FIRE AND SMOKE MONITORING CONTRACT	625	650
7235 FIRE & SMOKE SYSTEM	10,200	12,200
TOTAL MAINTENANCE & REPAIRS	53,575	56,290
<u>MASTER ASSOCIATION FEES</u>		
7410 MASTER ASSOCIATION FEES	67,148	79,100
TOTAL MASTER ASSOCIATION FEES	67,148	79,100
<u>UTILITIES</u>		
7510 WATER/SEWER	33,100	34,598
7520 ELECTRIC	6,970	6,535
7540 TRASH REMOVAL	5,500	6,400
TOTAL UTILITIES	45,570	47,533
<u>ELEVATOR</u>		
7610 ELEVATOR CONTRACT	5,500	6,180
7615 ELEVATOR REPAIRS	4,125	6,000
7620 ELEVATOR INSPECTION	275	475
7650 ELEVATOR LICENSE	125	75
7675 COMCAST/INTERNET ELEVATORS	4,800	4,980
TOTAL ELEVATOR	14,825	17,710
<u>ADMINISTRATION</u>		
7810 INSURANCE COMMERCIAL/UMBRELLA	90,500	86,332
7815 FLOOD INSURANCE	15,100	17,518
7820 LEGAL/PROFESSIONAL	1,000	1,000
7825 ACCOUNTING SERVICES	300	300
7830 DIVISION FEES	128	128
7835 LICENSES/PERMITS/FEES	825	148
7840 INCOME TAX	0	0
7870 SUNSTATE ADMIN/ACCOUNTING FEE	12,000	12,720
7880 OFFICE SUPPLIES/POSTAGE/ETC	2,600	2,600
7887 CONTINGENCY	0	20,000
7890 BANK SERVICE CHARGE	175	175
TOTAL ADMINISTRATION	122,628	140,921
TOTAL OPERATING EXPENSE	303,746	341,554
<u>RESERVES</u>		
RESERVES - SCHEDULE B	130,000	136,500
TOTAL EXPENSES AND RESERVES	433,746	478,054

THE WATERFRONT ON VENICE ISLAND "BUILDING A" CONDOMINIUM ASSOCIATION, INC

APPROVED BUDGET

JANUARY 1, 2026 - DECEMBER 31, 2026

2026 ASSESSMENTS/Pooled Reserves

UNIT ASSESSMENT - QUARTERLY			<i>MASTER</i>	Maintenance	Reserve	Total
16	MONTEGO	2.79%	\$617.97	\$1,828.97	\$951.23	\$3,398.18
12	ANTIGUA	3.43%	\$617.97	\$2,252.73	\$1,171.63	\$4,042.32
4	GRAND CAYMAN	3.55%	\$617.97	\$2,329.27	\$1,211.44	\$4,158.68

2025 Rates

Difference

\$3,079.59	\$318.59
\$3,671.59	\$370.73
\$3,778.59	\$380.09

WATERFRONT ON VENICE ISLAND BUILDING A
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

ACCT#	ASSET	1	2	3	4	5	6	7	8	9	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ESTIMATED RESERVE REQUIREMENT	ANNUAL RESERVE
	3585 Pooled Reserve			3,825,500	253,585	130,000	45,163		338,422	108,738	136,500
	3890 Reserve Interest				18,459	7,927			26,386		
				3,825,500	272,043	137,927	45,163	0	364,807	108,738	136,500

Note 1: These reserves are computed using the Pooled method

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements, these figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study

Note 3:	Treasurer Notations	Replacement Year	Replacemen t Cost	Remaining Life 2026	Reserve Requirement	Notes
	3530 Mansard Roof - Tile	2049	83,750	23	3,641	
	ADD Membrane Roof - Hydrostop	2029	51,250	3	17,083	In Staebler Study not in Sunstate
	3540 Membrane Roof - Roof Over	2044	165,000	18	9,167	Used lower Staebler value similar to Bldg B recent bid
	Painting & Water-proofing					
	3570 Painting & Water-proofing	2028	350,000	2	175,000	Used higher Sunstate value
	3517 Walkway Waterproofing	2026	50,000	0	50,000	In Sunstate study not Staebler
	3516 Balcony Waterproofing	2040	300,000	14	21,429	In Sunstate study not Staebler
	Equipment					
	3525 Domestic Water Pumps	2034	25,000	8	3,125	Used higher Sunstate value
	3532 Fire Alarm Control Panel	2044	4,500	18	250	
	3510 Fire Sprinkler Control Panel	2036	27,000	10	2,700	Used higher Sunstate value
	3515 Access / Security System	2037	12,000	11	1,091	
	3531 Electrical Reserve	2042	45,000	16	2,813	In Sunstate study not Staebler
	ADD Mitsubishi Mini Split for Elevator Room	2024	3,500	0	3,500	
	3590 Roof Anchors	2029	8,000	3	2,667	In Sunstate study not Staebler
	3595 Plumbing Stacks	2034	100,000	8	12,500	In Sunstate study not Staebler
	ADD Transfer Switch	2034	7,500	8	938	In Staebler Study not in Sunstate
	Concrete Restoration					
	3522 Reserve	2044	268,000	18	14,889	Used higher Sunstate value
	Elevator					
	ADD Elevator Cabin and Door Operator Package	2029	30,000	3	10,000	
	3550 Replacement	2034	150,000	8	18,750	
	Other					
	3535 Milestone Report	2029	15,000	3	5,000	
	3521 Common Exterior Doors (new requirement)	2040	130,000	14	9,286	In Sunstate study not Staebler
	3518 Windows, Doors, Sliders (new requirement)	2050	2,000,000	24	83,333	In Sunstate study not Staebler
			3,825,500		447,160	