

CONDOMINIUM ASSOCIATION OF SARASOTA, INC.
DRAFT BUDGET - COMMON AREA
YEAR ENDING DECEMBER 31, 2026



	2025 Budget	2026 Proposed
ASSESSMENT INCOME - 238 Units		
4010-1 - Assessment Income: Section 1	84237.61	93192.73
4010-2 - Assessment Income: Section 2	103893.05	114937.70
4010-3 - Assessment Income: Section 3	53350.48	59022.06
4010-4 - Assessment Income: Section 4	44926.72	49702.79
4010-5 - Assessment Income: Section 5	50542.56	55915.64
4010-6 - Assessment Income: Section 6	117932.65	130469.82
4010-7 - Assessment Income: Section 7	89853.45	99405.58
4010-8 - Assessment Income: Section 8	123548.48	136682.67
4393-0 - Prior Year Surplus	0.00	10625.00
	\$ 668,285.00	\$ 749,954.00

COMMON AREA EXPENSES - 238 UNITS

GENERAL & ADMINISTRATIVE

6020 - Accounting Fees / Tax Preparation	10950.00	10950.00
6025 - Payroll - Office	101000.00	101000.00
6030 - Payroll - Maintenance	30000.00	62400.00
6035 - Taxes - Payroll	5200.00	6000.00
6036 - ADP Fees	0.00	600.00
6040 - Legal Fees - General	18000.00	20000.00
6060 - Office Telephone / Internet	300.00	300.00
6090 - Postage / Printing / Bank Fees	8000.00	10978.00
6095 - Clubhouse / Office Supplies	5000.00	8033.00
6110 - Insurance	7392.00	7067.00
6176 - Insurance TrueUp Credit 2025	0.00	0.00
6160 - Management Fees	44268.00	65000.00
6170 - Website	2650.00	2650.00
6190 - Access Devices	500.00	500.00
6225 - Fees / Dues / Licenses	400.00	500.00
6250 - Reserve Study	1500.00	0.00
6390 - Miscellaneous	1000.00	2000.00

Total General & Administrative	\$ 236,160.00	\$ 297,978.00
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GROUNDS MAINTENANCE

6510 - Grounds Maintenance	53815.00	0.00
6530 - Mulch	4000.00	4000.00
6560 - Landscaping - Replace / Enhance	3333.00	3500.00
6565 - Tree Maintenance	2260.00	10000.00
6610 - Irrigation - Repairs / Drainage	50000.00	23500.00
6620 - Backflow Testing	75.00	5000.00
6630 - Lakes / Ponds / Waterways	6000.00	6000.00

Total Grounds Maintenance	\$ 119,483.00	\$ 52,000.00
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BUILDING MAINTENANCE

7510 - Building Repairs / Maintenance	3000.00	7000.00
7530 - Pest Control	14000.00	15000.00
7535 - Janitorial Service	5000.00	5000.00
7540 - Janitorial Supplies	700.00	700.00
7560 - AC Repairs	4000.00	5000.00
7570 - Drywall Repair / Replace	500.00	500.00
7580 - Gutter / Downspout	1000.00	1000.00
7590 - Roof Repairs	2500.00	2500.00
7640 - Fire Alarm	4200.00	3200.00

Total Building Maintenance	\$ 34,900.00	\$ 39,900.00
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CONDOMINIUM ASSOCIATION OF SARASOTA, INC.
DRAFT BUDGET - COMMON AREA
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
RECREATION		
7010 - Pool Maintenance	5871.00	6300.00
7020 - Pool Equipment Repair / Supplies	30000.00	30000.00
7310 - Recreational Areas Repairs / Maintenance	2000.00	2000.00
Total Recreation	\$ 37,871.00	\$ 38,300.00
UTILITIES		
7810 - Electricity - Common Areas	36023.00	36023.00
7850 - Water / Sewer	4684.00	6141.00
7860 - Cable	141000.00	222000.00
Total Utilities	\$ 181,707.00	\$ 264,164.00
RESERVES		
8005 - Reserve Funding	58164.00	57612.00
Total Reserves	\$ 58,164.00	\$ 57,612.00
TOTAL COMMON AREA EXPENSES	\$ 668,285.00	\$ 749,954.00

	UNIT COUNT	SECTION %
Section - 1	30	0.126050420
Section - 2	37	0.155462185
Section - 3	19	0.079831933
Section - 4	16	0.067226891
Section - 5	18	0.075630252
Section - 6	42	0.176470588
Section - 7	32	0.134453782
Section - 8	44	0.184873950
	238	1.000000000

**THE SURPLUS IDENTIFIED FROM 2024 YEAR-END AUDIT WILL REMAIN IN THE SECTIONS
OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.**

**DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT
AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING
AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED
COSTS.**

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OFFERING.**

CONDOMINIUM ASSOCIATION OF SARASOTA, INC.
COMMON AREA RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BALANCE as of 6/30/2025	RESERVE FUNDING 2025	INT & FUND BAL TRANSFER 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026	
ACCT#	ASSET											
3010	Pool Heater / Pump	2016	15	5	46,829.00	20,302.25	0.00	0.00	0.00	20,302.25	26,526.75	0.00
3020	Pool / Resurfacing	2008	10	0	47,520.00	53,787.11	5,148.14	0.00	0.00	58,935.25	(11,415.25)	5,406.00
3030	Pool Deck	2022	5	1	11,000.00	8,920.46	10,735.75	0.00	0.00	19,656.21	(8,656.21)	11,273.00
3040	Landscaping (Grounds/Lakes)		15	0	26,520.00	37,630.40	1,589.27	0.00	(18,332.27)	20,887.40	5,632.60	1,669.00
3050	Roofs / Gutters	2015	27	16	72,322.00	15,659.16	0.00	0.00	0.00	15,659.16	56,662.84	0.00
3060	Paving / Drives / Walks	2019	17	10	280,500.00	109,478.50	3,627.33	0.00	0.00	113,105.83	167,394.17	3,809.00
3070	Building Restoration (Paint)	2017	10	3	21,610.00	8,109.62	17,335.94	0.00	0.00	25,445.56	(3,835.56)	18,203.00
3080	Tennis Courts (Includes Fencing)	2019	5	0	22,440.00	24,165.94	4,104.95	0.00	0.00	28,270.89	(5,830.89)	4,311.00
3090	Outdoor Facilities / Misc.	2020	8	3	22,440.00	Not found	2,551.50	0.00	0.00	2,551.50	19,888.50	2,680.00
3100	Wall / Fencing (Includes Pool)		25	8	56,100.00	Not found	2,578.65	0.00	(34,134.85)	(31,556.20)	87,656.20	2,708.00
3110	Clubhouse Interior / Exterior		15	0	39,800.00	Not found	2,721.63	0.00	0.00	2,721.63	37,078.37	2,858.00
3120	Air Conditioning / Clubhouse		10	2	29,150.00	Not found	0.00	0.00		0.00	29,150.00	0.00
3130	Irrigation / Drainage		1	0	51,000.00	Not found	4,471.18	0.00	(23,325.00)	(18,853.82)	69,853.82	4,695.00
3140	Clubhouse Doors / Windows	2020	25	19	71,610.00	Not found	0.00	0.00	(4,750.00)	(4,750.00)	76,360.00	0.00
	TOTALS				\$ 798,841.00	\$ 278,053.44	\$ 3,299.65	\$ -	\$ (80,542.12)	\$ 252,375.67	\$ 546,465.33	\$ 57,612.00

NO CHANGES

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 1
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 30 Units	1483.97	1393.61
2024 Prior Year Surplus - Insurance	4389.00	4389.00
2024 Prior Year Surplus - Landscaping	1543.00	1543.00
Insurance TrueUp Credit 2025	0.00	10557.00
Comcast Rebate Credit	0.00	4500.00
2024 Prior Year Surplus - Ret Earnings	0.00	2017.39
ASSESSMENT INCOME	\$ 184,008.40	\$ 190,239.40

EXPENSES

GENERAL & ADMINISTRATIVE

6040 - Legal Fees - General	0.00	1500.00
6110 - Insurance	37159.00	27222.00
6175 - Association Assessment	84237.61	93192.73
6225 - Fees / Dues / Licenses	120.00	120.00
6390 - Miscellaneous	150.79	150.30

Total General & Administrative	\$ 121,667.40	\$ 122,185.03
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GROUNDS MAINTENANCE

6510 - Grounds Maintenance	14723.00	14137.37
6530 - Mulch	1000.00	1000.00
6560 - Landscape Other	1400.00	1400.00
6565 - Tree Maintenance	1400.00	1420.00
6620 - Backflow Inspection	75.00	0.00

Total Grounds Maintenance	\$ 18,598.00	\$ 17,957.37
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BUILDING MAINTENANCE

7510 - Building Repairs / Maintenance	20750.00	20750.00
7570 - Drywall Repair / Replace	750.00	750.00
7580 - Gutter / Downspout	650.00	650.00
7590 - Roof Repairs	1200.00	2500.00
7640 - Fire Alarm	3000.00	3000.00

Total Building Maintenance	\$ 26,350.00	\$ 27,650.00
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CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 1
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
UTILITIES		
7870 - Trash Removal	780.00	5000.00
Total Utilities	\$ 780.00	\$ 5,000.00
RESERVES EXPENSES		
8005 - Reserve Funding	16613.00	17447.00
Total Reserves Expenses	\$ 16,613.00	\$ 17,447.00
TOTAL EXPENSES	<u>\$ 184,008.40</u>	<u>\$ 190,239.40</u>

THE SURPLUS IDENTIFIED FROM 2024 YEAR-END AUDIT WILL REMAIN IN THE SECTIONS OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.

THE SAME AMOUNT OF THE 2024 PRIOR YEAR SURPLUS/DEFICIT WILL BE ALLOCATED IN 2026 & 2027 FOR INSURANCE AND LANDSCAPING.

DISCLAIMER: THE BUDGET AND FIGURES ARE, IN GOOD FAITH, ESTIMATES ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

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CONDOMINIUM ASSOCIATION OF SARASOTA, INC.
SECTION 1 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	BALANCE TRANSFER 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026
ACCT#	ASSET										
3040	LANDSCAPE / GROUNDS	10	2	6,871.00	104.63	71.56			176.19	6,871.00	76.00
3050	ROOFS/GUTTERS (2015)	27	17	243,958.00	67,864.36	11,300.52		0.00	79,164.88	243,958.00	11,866.00
3060	PAVING/WALKS	10	5	17,340.00	17,517.07	43.62		0.00	17,560.69	17,340.00	46.00
3070	BLDG RESTORATION	10	4	38,760.00	31,296.47	2,436.66		0.00	33,733.13	38,760.00	2,559.00
3150	CARPORTS	28	4	55,000.00	Not found	2,738.13		0.00	0.00	55,000.00	2,876.00
3160	CANOPIES	10	4	7,650.00	Not found	22.51		0.00	0.00	7,650.00	24.00
3130	IRRIGATION / DRAINAGE				Not found	0.00			0.00	0.00	0.00
	TOTALS			\$ 369,579.00	\$ 116,782.53	\$ 16,613.00	\$ -	\$ -	133,395.53	\$ 369,579.00	\$ 17,447.00

NO CHANGE

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 2
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 37 Units	1647.86	1535.62
Prior Year Surplus - Insurance	826.00	0.00
Insurance TrueUp Credit 2025	0.00	13281.00
Comcast Rebate Credit	0.00	5550.00
2024 Prior Year Surplus - Ret Earnings	0.00	4795.10
ASSESSMENT INCOME	\$ 244,709.28	\$ 250,897.93

EXPENSES

GENERAL & ADMINISTRATIVE

6040 - Legal Fees - General	0.00	500.00
6110 - Insurance	64368.00	52278.00
6175 - Association Assessment	103893.05	114937.70
6225 - Fees / Dues / Licenses	148.00	148.00
6390 - Miscellaneous	110.23	110.66
Total General & Administrative	\$ 168,519.28	\$ 167,974.36

GROUNDS MAINTENANCE

6011 - Prior Year Deficit - Landscaping	1964.00	0.00
6510 - Grounds Maintenance	26060.00	24502.57
6530 - Mulch	500.00	500.00
6560 - Landscaping - Replace / Enhance	1900.00	1900.00
6565 - Tree Maintenance	1600.00	1600.00
6620 - Backflow Testing	75.00	0.00
Total Grounds Maintenance	\$ 32,099.00	\$ 28,502.57

BUILDING MAINTENANCE

7510 - Building Repairs / Maintenance	1360.00	8170.00
7570 - Drywall Repair / Replace	250.00	250.00
7580 - Gutter / Downspout	600.00	600.00
7590 - Roof Repairs	1500.00	3000.00
Total Building Maintenance	\$ 3,710.00	\$ 12,020.00

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 2
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
RESERVES EXPENSES		
8005 - Reserve Funding	40381.00	42401.00
Total Reserves Expenses	\$ 40,381.00	\$ 42,401.00
TOTAL EXPENSES	\$ 244,709.28	\$ 250,897.93

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OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.

THE SAME AMOUNT OF THE 2024 PRIOR YEAR SURPLUS/DEFICIT WILL BE ALLOCATED IN 2026 &
2027 FOR INSURANCE AND LANDSCAPING.

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COSTS. SUCH CHANGES IN COST DO NOT CONSTITUTE MATERIAL ADVERSE CHANGES IN THE
OFFERING.

CONDOMINIUM ASSOCIATION OF SARASOTA, INC.

**SECTION 2 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026**

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026
ACCT#	ASSET									
3050	ROOFS/GUTTERS (2014)	27	16	836,868.00	256,635.56	39,681.55		296,317.11	540,550.89	41,666.00
3060	DRIVES/WALKS	30	24	30,600.00	15,278.91	699.45	0.00	15,978.36	14,621.64	735.00
3070	BLDG RESTORATION	10	3	61,200.00	67,367.70	0.00	0.00	67,367.70	0.00	0.00
3040	LANDSCAPE / GROUNDS	8	5	16,939.00	0.00	0.00	0.00	0.00	16,939.00	0.00
3130	IRRIGATION / DRAINAGE				Not found	0.00		0.00	0.00	0.00
3160	CANOPIES			7,650.00	Not found	0.00	0.00	0.00	7,650.00	0.00
	TOTALS			\$ 953,257.00	\$ 339,282.17	\$ 40,381.00	\$ -	\$ 379,663.17	\$ 579,761.53	\$ 42,401.00

NO CHANGE

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 3
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 19 Units	1770.75	1826.19
Insurance TrueUp Credit 2025	0.00	2126.00
Comcast Rebate Credit	0.00	2850.00
2024 Prior Year Surplus - Ret Earnings	0.00	4724.89
ASSESSMENT INCOME	\$ 134,577.00	\$ 148,491.58

EXPENSES

GENERAL & ADMINISTRATION

6040 - Legal Fees - General	0.00	500.00
6110 - Insurance	38249.00	36965.00
6111 - Prior Year Deficit - Insurance	1298.00	1298.00
6175 - Association Assessment	53350.48	59022.06
6225 - Fees / Dues / Licenses	76.00	76.00
6390 - Miscellaneous	74.52	74.84
Total General & Admin	\$ 93,048.00	\$ 97,935.90

GROUNDS MAINTENANCE

6011 - Prior Year Deficit - Landscaping	1082.00	1082.00
6510 - Grounds Maintenance	15687.00	21442.68
6530 - Mulch	500.00	500.00
6560 - Landscaping - Replace / Enhance	1000.00	1000.00
6565 - Tree Maintenance	600.00	2000.00
6620 - Backflow Testing	75.00	0.00
Total Grounds Maintenance	\$ 18,944.00	\$ 26,024.68

BUILDING MAINTENANCE

7510 - Building Repairs / Maintenance	920.00	1520.00
7570 - Drywall Repair / Replace	500.00	500.00
7580 - Gutter / Downspout	500.00	500.00
7590 - Roof Repairs	750.00	1100.00
Total Building Maintenance	\$ 2,670.00	\$ 3,620.00

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 3
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
RESERVES EXPENSES		
8005 - Reserve Funding	19915.00	20911.00
Total Reserves Expenses	\$ 19,915.00	\$ 20,911.00
TOTAL EXPENSES	<u>\$ 134,577.00</u>	<u>\$ 148,491.58</u>

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OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.

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CONDOMINIUM ASSOCIATION OF SARASOTA, INC.

**SECTION 3 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026**

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2025
ACCT#	ASSET									
3050	ROOFS/GUTTERS (2015)	27	17	441,768.00	132,233.46	19,877.00		152,110.46	289,657.54	20,871.00
3060	DRIVES/WALKS	30	14	30,600.00	30,762.96	38.00	0.00	30,800.96	0.00	40.00
3070	BLDG RESTORATION	10	3	33,600.00	39,098.25	0.00	0.00	39,098.25	0.00	0.00
3040	LANDSCAPE / GROUNDS	8	0	12,201.00	0.00	0.00	0.00	0.00	12,201.00	0.00
3130	IRRIGATION / DRAINAGE				Not found	0.00		0.00	0.00	0.00
	TOTALS			\$ 518,169.00	\$ 202,094.67	\$ 19,915.00	\$ -	\$ 222,009.67	\$ 301,858.54	\$ 20,911.00

NO CHANGE

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 4
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 16 Units	1942.04	2007.34
Insurance TrueUp Credit 2025	0.00	1092.00
Comcast Rebate Credit	0.00	2400.00
2024 Prior Year Surplus - Ret Earnings	0.00	4499.90
ASSESSMENT INCOME	\$ 124,290.56	\$ 136,461.55
EXPENSES		
GENERAL & ADMINISTRATIVE		
6040 - Legal Fees - General	0.00	500.00
6110 - Insurance	33629.00	33296.00
6111 - Prior Year Deficit - Insurance	1487.00	1487.00
6175 - Association Assessment	44926.72	49702.79
6225 - Fees / Dues / Licenses	64.00	64.00
6390 - Miscellaneous	79.84	79.99
Total General & Administrative	\$ 80,186.56	\$ 85,129.78
GROUNDS MAINTENANCE		
6011 - Prior Year Deficit - Landscaping	537.00	537.00
6510 - Grounds Maintenance	12051.00	13577.77
6530 - Mulch	500.00	500.00
6560 - Landscaping - Replace / Enhance	1000.00	1000.00
6565 - Tree Maintenance	850.00	1000.00
6620 - Backflow Testing	75.00	0.00
Total Grounds Maintenance	\$ 15,013.00	\$ 16,614.77
BUILDING MAINTENANCE		
7510 - Building Repairs / Maintenance	950.00	3505.00
7570 - Drywall Repair / Replace	500.00	500.00
7580 - Gutter / Downspout	500.00	500.00
7590 - Roof Repairs	750.00	2500.00
Total Building Maintenance	\$ 2,700.00	\$ 7,005.00

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 4
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
RESERVES EXPENSES		
8005 - Reserve Funding	26391.00	27712.00
Total Reserves Expenses	\$ 26,391.00	\$ 27,712.00
TOTAL EXPENSES	\$ 124,290.56	\$ 136,461.55

THE SURPLUS IDENTIFIED FROM 2024 YEAR-END AUDIT WILL REMAIN IN THE SECTIONS
OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.

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ESTIMATED COSTS.

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WITH THE CONDOMINIUM ACT AND IS A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN
APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT
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COSTS. SUCH CHANGES IN COST DO NOT CONSTITUTE MATERIAL ADVERSE CHANGES IN THE
OFFERING.

CONDOMINIUM ASSOCIATION OF SARASOTA, INC.
SECTION 4 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026
ACCT#	ASSET									
3050	ROOFS/GUTTERS (16 - 2015)	27	17	441,162.00	112,729.15	19,818.00		132,547.15	308,614.85	20,809.00
3170	ROOFS FLAT (8)	20	13	21,419.00	Not found	0.00	0.00	0.00	21,419.00	0.00
3060	DRIVES/WALKS	30	14	30,090.00	22,783.77	1,604.40	0.00	24,388.17	5,701.83	1,685.00
3070	BUILDING RESTORATION	10	3	60,486.00	53,378.10	0.00	0.00	53,378.10	7,107.90	0.00
3040	LANDSCAPE / GROUNDS	8	0	9,514.00	7,266.29	4,968.60	0.00	12,234.89	0.00	5,218.00
3130	IRRIGATION / DRAINAGE				Not found	0.00		0.00	0.00	0.00
	TOTALS			\$ 562,671.00	\$ 196,157.31	\$ 26,391.00	\$ -	\$ 222,548.31	\$ 342,843.58	\$ 27,712.00

NO CHANGES

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 5
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 18 Units	1795.99	1591.70
Insurance TrueUp Credit 2025	0.00	8565.00
Comcast Rebate Credit	0.00	2700.00
2024 Prior Year Surplus - Ret Earnings	0.00	4677.38
ASSESSMENT INCOME	\$ 129,311.28	\$ 130,544.70
EXPENSES		
GENERAL & ADMINISTRATIVE		
6040 - Legal Fees - General	0.00	500.00
6110 - Insurance	39139.00	31287.00
6111 - Prior Year Deficit - Insurance	2034.00	2034.00
6175 - Association Assessment	50542.56	55915.64
6225 - Fees / Dues / Licenses	72.00	72.00
6390 - Miscellaneous	97.72	98.06
Total General & Administrative	\$ 91,885.28	\$ 89,906.70
GROUNDS MAINTENANCE		
6011 - Prior Year Deficit - Landscaping	257.00	257.00
6510 - Grounds Maintenance	12487.00	13210.00
6530 - Mulch	500.00	500.00
6560 - Landscaping - Replace / Enhance	400.00	1400.00
6565 - Tree Maintenance	990.00	1000.00
6620 - Backflow Testing	75.00	0.00
Total Grounds Maintenance	\$ 14,709.00	\$ 16,367.00
BUILDING MAINTENANCE		
7510 - Building Repairs/Maintenance	980.00	1570.00
7570 - Drywall Repair / Replace	500.00	500.00
7580 - Gutter / Downspout	500.00	500.00
7590 - Roof Repairs	1500.00	1500.00
Total Building Maintenance	\$ 3,480.00	\$ 4,070.00

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 5
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
RESERVES EXPENSES		
8005 - Reserve Funding	19237.00	20201.00
Total Reserves Expenses	\$ 19,237.00	\$ 20,201.00
TOTAL EXPENSES	\$ 129,311.28	\$ 130,544.70

THE SURPLUS IDENTIFIED FROM 2024 YEAR-END AUDIT WILL REMAIN IN THE SECTIONS
OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.

THE SAME AMOUNT OF THE 2024 PRIOR YEAR SURPLUS/DEFICIT WILL BE ALLOCATED IN 2026 &
2027 FOR INSURANCE AND LANDSCAPING.

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CONDOMINIUM ASSOCIATION OF SARASOTA, INC.
SECTION 5 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026
ACCT#	ASSET									
3050	ROOFS/GUTTERS	27	19	222,514.00	88,606.02	7,706.18		96,312.20	126,201.80	8,092.00
3060	DRIVES/WALKS	30	0	31,620.00	47,242.89	10,329.97	0.00	57,572.86	0.00	10,847.00
3070	BUILDING RESTORATION	10	3	30,600.00	27,446.81	162.41	0.00	27,609.22	2,990.78	171.00
3040	LANDSCAPE / GROUNDS	8	0	23,571.00	1,518.67	1,038.43	0.00	2,557.10	21,013.90	1,091.00
3130	IRRIGATION / DRAINAGE				Not found	0.00		0.00	0.00	0.00
	TOTALS			\$ 308,305.00	\$ 164,814.39	\$ 19,237.00	\$ -	\$ 184,051.39	\$ 150,206.48	\$ 20,201.00

NO CHANGES

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 6
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 42 Units	1642.98	1425.00
Prior Year Surplus - Insurance	572.00	572.00
Insurance TrueUp Credit 2025	0.00	16031.00
Comcast Rebate Credit	0.00	6300.00
2024 Prior Year Surplus - Ret Earnings	0.00	7197.72
ASSESSMENT INCOME	\$ 276,592.64	\$ 269,500.75
EXPENSES		
GENERAL & ADMINISTRATIVE		
6040 - Legal Fees - General	0.00	1000.00
6110 - Insurance	72132.00	57409.00
6175 - Association Assessment	117932.65	130469.82
6225 - Fees / Dues / Licenses	168.00	168.00
6390 - Miscellaneous	122.99	125.31
Total General & Administrative	\$ 190,355.64	\$ 189,172.13
GROUNDS MAINTENANCE		
6011 - Prior Year Deficit - Landscaping	1.00	1.00
6510 - Grounds Maintenance	27287.00	18128.61
6530 - Mulch	4500.00	4500.00
6560 - Landscaping - Replace / Enhance	3000.00	3000.00
6565 - Tree Maintenance	3500.00	3500.00
6620 - Backflow Testing	75.00	0.00
Total Grounds Maintenance	\$ 38,363.00	\$ 29,129.61
BUILDING MAINTENANCE		
7510 - Building Repairs / Maintenance	5000.00	6330.00
7570 - Drywall Repair / Replace	750.00	750.00
7580 - Gutter / Downspout	750.00	750.00
7590 - Roof Repairs	1500.00	1500.00
Total Building Maintenance	\$ 8,000.00	\$ 9,330.00

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 6
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
RESERVES EXPENSES		
8005 - Reserve Funding	39874.00	41869.00
Total Reserves Expenses	\$ 39,874.00	\$ 41,869.00
TOTAL EXPENSES	\$ 276,592.64	\$ 269,500.75

THE SURPLUS IDENTIFIED FROM 2024 YEAR-END AUDIT WILL REMAIN IN THE SECTIONS
OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.

THE SAME AMOUNT OF THE 2024 PRIOR YEAR SURPLUS/DEFICIT WILL BE ALLOCATED IN 2026 &
2027 FOR INSURANCE AND LANDSCAPING.

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CONDOMINIUM ASSOCIATION OF SARASOTA, INC.

SECTION 6 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026
ACCT#	ASSET									
3050	ROOFS/GUTTERS (2015)	27	17	897,439.00	288,013.63	39,171.44		327,185.07	570,253.93	41,131.00
3060	DRIVES/WALKS	30	24	45,750.00	35,230.41	502.80		35,733.21	10,016.79	528.00
3070	BUILDING RESTORATION	10	3	64,000.00	66,683.58	0.00		66,683.58	0.00	0.00
3040	LANDSCAPE / GROUNDS	8	2	23,254.00	293.17	199.76		492.93	22,761.07	210.00
3130	IRRIGATION / DRAINAGE				Not found	0.00		0.00	0.00	0.00
	TOTALS			\$ 1,030,443.00	\$ 390,220.79	\$ 39,874.00	\$ -	\$ 430,094.79	\$ 603,031.79	\$ 41,869.00

NO CHANGES

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 7
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 32 Units	1476.38	1374.96
Prior Year Surplus - Insurance	4736.00	4736.00
Prior Year Surplus - Landscaping	2073.00	2073.00
Insurance TrueUp Credit 2025	0.00	11173.00
Comcast Rebate Credit	0.00	4800.00
2024 Prior Year Surplus - Ret Earnings	0.00	4200.98
ASSESSMENT INCOME	\$ 195,785.64	\$ 202,977.83
EXPENSES		
GENERAL & ADMINISTRATIVE		
6040 - Legal Fees - General	0.00	1500.00
6110 - Insurance	39438.00	28924.00
6175 - Association Assessment	89853.45	99405.58
6225 - Fees / Dues / Licenses	128.00	128.00
6390 - Miscellaneous	190.19	189.54
Total General & Administrative	\$ 129,609.64	\$ 130,147.12
GROUNDS MAINTENANCE		
6510 - Grounds Maintenance	14385.00	14452.71
6530 - Mulch	1000.00	1000.00
6560 - Landscape Other	4400.00	4400.00
6565 - Tree Maintenance	2800.00	2800.00
6620- Backflow Inspection	75.00	0.00
Total Grounds Maintenance	\$ 22,660.00	\$ 22,652.71
BUILDING MAINTENANCE		
7510 - Building Repairs / Maintenance	20500.00	22250.00
7570 - Drywall Repair / Replace	750.00	750.00
7580 - Gutter / Downspout	3700.00	3700.00
7590 - Roof Repairs	2000.00	2000.00
7640 - Fire Alarm	2000.00	2000.00
Total Building Maintenance	\$ 28,950.00	\$ 30,700.00

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 7
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
UTILITIES		
7870 - Trash Removal	780.00	5000.00
Total Utilities	\$ 780.00	\$ 5,000.00
RESERVES EXPENSES		
8005 - Reserve Funding	13786.00	14478.00
Total Reserves Expenses	\$ 13,786.00	\$ 14,478.00
TOTAL EXPENSES	\$ 195,785.64	\$ 202,977.83

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OPERATING BUDGET, FOR UNFORESEEN SECTION NEEDS.**

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CONDOMINIUM ASSOCIATION OF SARASOTA, INC.
SECTION 7 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026
ACCT#	ASSET									
3160	CANOPIES	10	4	7,650.00	Not found	22.44	0.00	22.44	7,627.56	24.00
3050	ROOFS/GUTTERS (2016)	27	18	241,494.00	74,097.07	10,138.75		84,235.82	157,258.18	10,646.00
3060	PAVING/WALKS	10	4	12,240.00	12,475.67	7.06	0.00	12,482.73	0.00	8.00
3070	BUILDING RESTORATION	10	3	40,800.00	41,325.24	140.15	0.00	41,465.39	0.00	148.00
3040	LANDSCAPE / GROUNDS	10	0	10,200.00	0.00	0.00	0.00	0.00	10,200.00	0.00
3130	IRRIGATION / DRAINAGE				Not found	0.00	0.00	0.00	0.00	0.00
3150	CARPORTS	30	4	55,000.00	Not found	3,477.60	0.00	3,477.60	51,522.40	3,652.00
	TOTALS			\$ 367,384.00	\$ 127,897.98	\$ 13,786.00	\$ -	\$ 141,683.98	\$ 226,608.14	\$ 14,478.00

NO CHANGES

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 8
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
Quarterly Assessment - 44 Units	1,830.19	1675.07
Insurance TrueUp Credit 2025	0.00	20471.00
Comcast Rebate Credit	0.00	6600.00
2024 Prior Year Surplus - Ret Earnings	0.00	7261.65
ASSESSMENT INCOME	\$ 322,113.44	\$ 329,145.42
EXPENSES		
GENERAL & ADMINISTRATIVE		
6040 - Legal Fees - General	0.00	2500.00
6110 - Insurance	96322.00	77619.00
6111 - Prior Year Deficit - Insurance	5153.00	5153.00
6175 - Association Assessment	123548.49	136682.67
6225 - Fees / Dues / Licenses	176.00	176.00
6390 - Miscellaneous	189.95	189.66
Total General & Administrative	\$ 225,389.44	\$ 222,320.33
GROUNDS MAINTENANCE		
6011 - Prior Year Deficit - Landscaping	1086.00	1086.00
6510 - Grounds Maintenance	31939.00	35548.09
6530 - Mulch	5000.00	5000.00
6560 - Landscaping - Replace / Enhance	3500.00	3500.00
6565 - Tree Maintenance	5000.00	5000.00
6620 - Backflow Testing	75.00	0.00
6610-Irrigation - Repairs / Drainage	OMITTED	
Total Grounds Maintenance	\$ 46,600.00	\$ 50,134.09
BUILDING MAINTENANCE		
7510 - Building Repairs / Maintenance	1600.00	5390.00
7570 - Drywall Repair / Replace	750.00	750.00
7580 - Gutter / Downspout	750.00	750.00
7590 - Roof Repairs	1500.00	2000.00
Total Building Maintenance	\$ 4,600.00	\$ 8,890.00

CONDOMINIUM OF SARASOTA, INC.
DRAFT BUDGET - SECTION 8
YEAR ENDING DECEMBER 31, 2026

	2025 Budget	2026 Proposed
RESERVES EXPENSES		
8005 - Reserve Funding	45524.00	47801.00
Total Reserves Expenses	\$ 45,524.00	\$ 47,801.00
TOTAL EXPENSES	\$ 322,113.44	\$ 329,145.42

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CONDOMINIUM ASSOCIATION OF SARASOTA, INC.

SECTION 8 RESERVE CALCULATION
JANUARY 1, 2026 TO DECEMBER 31, 2026

		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 6/30/2025	RESERVE FUNDING 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE 2026
ACCT#	ASSET									
3050	ROOFS/GUTTERS (2016)	27	18	1,028,309.00	208,891.27	0.00		208,891.27	819,417.73	0.00
3060	DRIVES/WALKS	30	0	30,600.00	97,825.04	45,524.00	0.00	143,349.04	0.00	47,801.00
3070	BUILDING RESTORATION	10	3	66,089.00	67,634.08	0.00	0.00	67,634.08	0.00	0.00
3040	LANDSCAPE / GROUNDS	10	1	24,944.00	0.00	0.00	0.00	0.00	24,944.00	0.00
3130	IRRIGATION / DRAINAGE				Not found	0.00		0.00	0.00	0.00
	TOTALS			\$ 1,149,942.00	\$ 374,350.39	\$ 45,524.00	\$ -	\$ 419,874.39	\$ 844,361.73	\$ 47,801.00

NO CHANGES