

Windward East Condominium Association, Inc.

2026 DRAFT BUDGET -98 Units (One Assn Rental)

JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

Units: 97	2025			202b Proposed Budget
	Aug YTD Actual	Annualized Estimate	Approved Budget	
Monthly Fees			\$970.00	\$980.00
Income				
05090 - Maintenance Assessment	752,720.00	1,129,080.00	1,129,100.00	1,141,100.00
NEW - PY Insurance Surplus	-	-	-	285,300.00
05530 - Bank Interest Income	11,953.69	17,930.54	10,000.00	
05550 - Rental Income	13,762.90	20,644.35	26,900.00	22,500.00
05570 - Miscellaneous/Other Income	1,066.52	1,599.78	2,000.00	
Total Income	779,503.11	1,169,254.67	1,168,000.00	1,448,900.00
Administrative Expense				
09010 - Audit & Taxes	625.00	7,300.00	7,300.00	8,000.00
09012 - Legal Fee	12,297.82	18,446.73	10,000.00	25,000.00
09015 - Management Fee	9,500.00	14,250.00	-	30,900.00
09030 - Office Supplies/Computer	2,128.62	3,192.93	3,500.00	1,200.00
09031 - Postage/ Printing	813.46	1,220.19	1,200.00	1,200.00
09035 - Admin Miscellaneous	-	-	100.00	100.00
09040 - SIRS Reserve Study (Update)	-	-	1,000.00	-
09050 - Bank Fees	(5.00)	-	100.00	-
09075 - Dues, Publications, & Annual	512.75	769.13	300.00	300.00
09077 - Federal Income Tax	3,398.00	3,398.00	1,500.00	4,000.00
09125 - Office Internet	-	-	500.00	3,000.00
Total Administrative Expense	29,270.65	48,576.98	25,500.00	73,700.00
Building Maintenance Expense				
07228 - Pest Control	1,155.00	1,732.50	3,000.00	3,000.00
07410 - Repairs & Maintenance	33,508.32	50,262.48	19,000.00	40,000.00
07411 - Dryer Vent Cleaning	-	-	5,500.00	4,800.00
07415 - Keys & Locks	15.95	23.93	800.00	400.00
07425 - Maintenance Equipment/Tools	1,296.61	1,944.92	500.00	1,500.00
07426 - Maintenance Supplies	618.32	927.48	4,000.00	2,000.00
Total Building Maintenance Expense	36,594.20	54,891.30	32,800.00	51,700.00
Elevator Expense				
07450 - Elevator Inspections/Certifications	900.00	1,350.00	1,000.00	1,000.00
07455 - Elevator Maintenance Contract	3,029.76	4,544.64	9,800.00	9,200.00
07460 - Elevator Parts & Repair	4,010.13	6,015.20	1,500.00	4,200.00
Total Elevator Expense	7,939.89	11,909.84	12,300.00	14,400.00
Fire & Security Expense				
07240 - Security Cameras	9,000.73	13,501.10	3,600.00	3,600.00
07465 - Fire Alarm Inspection	920.93	1,381.40	3,000.00	3,000.00
07475 - Fire Alarm Repairs	239.76	359.64	3,000.00	3,000.00
Total Fire & Security Expense	10,161.42	15,242.13	9,600.00	9,600.00
Grounds Maintenance				
07214 - Lawn Maintenance Contract (Incl Tree Tru	14,700.00	22,050.00	24,000.00	35,000.00
07215 - Lawn Tree & Shrub Spraying	2,653.00	3,979.50	4,000.00	-
07216 - Landscape Beautification & Repair	1,787.86	2,681.79	8,500.00	6,000.00
07217 - Fence	-	-	3,500.00	3,500.00
07222 - Irrigation Repairs	-	-	7,500.00	7,500.00
Total Grounds Maintenance	19,140.86	28,711.29	47,500.00	52,000.00

Insurance

09070 - Insurance - Property	187,559.96	281,339.94	178,000.00	250,000.00
09071 - Insurance - Workers Compensation	460.00	690.00	1,100.00	1,800.00
09072 - Insurance - Flood/Other	21,749.34	32,624.01	31,000.00	30,000.00
09073 - Insurance - Legal Defense Policy	618.35	927.53	1,000.00	1,500.00
09074 - Required Insurance Inspections	-	-	2,000.00	2,000.00
Total Insurance	210,387.65	315,581.48	213,100.00	285,300.00

Payroll

09018 - Payroll - Bookkeeper	5,075.00	5,075.00	7,600.00	-
09019 - Payroll - Office CAM	38,797.35	58,196.03	34,200.00	100,100.00
09020 - Payroll - Maintenance Salary	25,083.47	37,625.21	41,400.00	69,000.00
09021 - Mileage	-	-	200.00	-
09022 - Payroll - Other	671.00	1,006.50	800.00	-
09023 - Payroll - Taxes	3,848.97	5,773.46	6,100.00	-
Total Payroll	73,475.79	107,676.19	90,300.00	169,100.00

Pool Expenses

08440 - Pool Service Contract	5,175.00	7,762.50	7,500.00	7,500.00
08441 - Pool Operation Permits	350.00	525.00	500.00	500.00
08442 - Pool Parts & Repair	3,217.98	4,826.97	5,000.00	5,000.00
Total Pool Expenses	8,742.98	13,114.47	13,000.00	13,000.00

Rental Unit 109 Expense

07700 - Rental Property Taxes	-	-	5,100.00	5,100.00
07705 - Rental Unit Repairs	2,180.86	3,271.29	2,200.00	1,500.00
Total Rental Unit 109 Expense	2,180.86	3,271.29	7,300.00	6,600.00

Utilities

07110 - Electricity	9,870.23	14,805.35	16,000.00	20,000.00
07112 - Water/Sewer	37,215.58	55,823.37	52,000.00	55,000.00
07116 - Trash Removal	10,951.71	16,427.57	12,200.00	15,500.00
07118 - Gas	7,154.45	10,731.68	12,000.00	12,000.00
07121 - Telephone (Office/Elevator)	1,977.14	2,965.71	2,500.00	3,000.00
07122 - Cell Phones	150.00	225.00	700.00	-
07125 - Cable TV/Internet	56,173.39	84,260.09	84,000.00	88,000.00
Total Utilities	123,492.50	185,238.75	179,400.00	193,500.00

Reserve Funding

09700 - Pooled SIRS Reserve Funding	77,894.01	311,576.00	311,576.00	455,000.00
09710 - Pooled Non-SIRS Reserve Funding	279,935.73	225,624.00	225,624.00	125,000.00
Total Reserve Funding	357,829.74	537,200.00	537,200.00	580,000.00
Net Expenses	879,216.54	1,321,413.70	1,168,000.00	1,448,900.00

Net Income	779,503.11	1,169,254.67	1,168,000.00	1,448,900.00
Net Expenses	879,216.54	1,321,413.70	1,168,000.00	1,448,900.00
Consolidated Net Total	(99,713.43)	(152,159.04)	-	-

Pooled Reserve Template

First Year 2025 <<< Update the first year!

Category	Replacement Cost	Useful Life	Remaining Life	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Elevator Cab Finishes	\$28,300	15	14	0	0	0	0	0	0	0	0	0	0	0
Elevators, Cylinders, Phased	\$140,000	40	39	0	0	0	0	0	0	0	0	0	0	0
Elevators, Modernization	\$300,000	30	28	0	0	0	0	0	0	0	0	0	0	0
Elevators, Pumps and Controls	\$100,000	35	24	0	0	0	0	0	0	0	0	0	0	0
HVAC Equipment, Recreational Center	\$6,000	12	3	0	0	0	6000	0	0	0	0	0	0	0
HVAC Rooftop Stands, Phased	\$40,800	40	17	0	0	0	0	0	0	0	0	0	0	0
Light Fixtures	\$16,200	25	23	0	0	0	0	0	0	0	0	0	0	0
Mailboxes	\$17,100	20	6	0	0	0	0	0	0	17100	0	0	0	0
Security System	\$9,000	10	4	0	0	0	0	9000	0	0	0	0	0	0
Trash Chute and Doors	\$25,000	50	2	0	0	25000	0	0	0	0	0	0	0	0
Garage Doors	\$115,500	15	8	0	0	0	0	0	0	0	0	115500	0	0
Gutters and Downspouts	\$31,200	25	17	0	0	0	0	0	0	0	0	0	0	0
Paint Finish Applications, Garages and Townhomes	\$30,210	7	1	0	30210	0	0	0	0	0	0	30210	0	0
Railings, Aluminum, Balconies, Townhomes	\$49,500	30	22	0	0	0	0	0	0	0	0	0	0	0
Roofs, Asphalt Shingles, Townhomes	\$85,000	18	7	0	0	0	0	0	0	85000	0	0	0	0
Roofs, TPC, Garages	\$77,400	20	15	0	0	0	0	0	0	0	0	0	0	0
Recreational Center, Complete Renovations	\$30,000	25	9	0	0	0	0	0	0	0	0	0	30000	0
Recreational Center, Partial Renovations	\$15,000	15	14	0	0	0	0	0	0	0	0	0	0	0
Unit 109, Partial Renovations	\$15,000	10	2	0	0	15000	0	0	0	0	0	0	0	0
Pool Deck	\$21,750	25	24	0	0	0	0	0	0	0	0	0	0	0
Pool Mechanical Equipment	\$5,000	3	1	0	5000	0	0	5000	0	0	5000	0	0	5000
Pool Finish	\$29,125	15	1	0	29125	0	0	0	0	0	0	0	0	0
Asphalt Pavement, Mill and Overlay	\$154,710	25	1	0	154710	0	0	0	0	0	0	0	0	0
Beach Walkover	\$29,400	15	7	0	0	0	0	0	0	0	29400	0	0	0
Fences, Chain Link	\$22,500	30	23	0	0	0	0	0	0	0	0	0	0	0
Fences, Vinyl	\$9,600	25	12	0	0	0	0	0	0	0	0	0	0	0
Fences, Vinyl, HVAC Units	\$10,000	25	14	0	0	0	0	0	0	0	0	0	0	0
Fences, Wood	\$16,800	25	5	0	0	0	0	0	16800	0	0	0	0	0
Irrigation System	\$20,000	20	19	0	0	0	0	0	0	0	0	0	0	0
Sport Courts, Color Coat	\$14,400	6	2	0	0	14400	0	0	0	0	0	14400	0	0
Sport Courts, Fence	\$17,760	30	27	0	0	0	0	0	0	0	0	0	0	0
Sport Courts, Surface	\$88,000	30	27	0	0	0	0	0	0	0	0	0	0	0
Stormwater System, Partial	\$15,000	25	1	0	15000	0	0	0	0	0	0	0	0	0
Subsurface Utilities, Sewer and Water	\$100,000	75	26	0	0	0	0	0	0	0	0	0	0	0
Reserve Study Update	\$5,000	3	1	0	5000	0	0	5000	0	0	5000	0	0	5000
Beginning Cash Balance				0	225,624	111,579	182,179	301,179	407,179	515,379	623,279	623,879	588,769	683,769
Annual Reserve Contribution				225,624	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total Expenditures				0	239,045	54,400	6,000	19,000	16,800	17,100	124,400	160,110	30,000	10,000
Ending Cash Balance				225,624	111,579	182,179	301,179	407,179	515,379	623,279	623,879	588,769	683,769	798,769

Pooled Reserve Template

First Year 2025 <<< Update the first year!

Category	Replacement Cost	Useful Life	Remaining Life	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Electrical Systems, Partial	\$10,000	70	69	0	0	0	0	0	0	0	0	0	0	0
Fire Protection System	\$25,000	20	15	0	0	0	0	0	0	0	0	0	0	0
Plumbing System, Partial	\$125,000	75	74	0	0	0	0	0	0	0	0	0	0	0
Pump Station, Domestic Water	\$25,000	20	6	0	0	0	0	0	0	25000	0	0	0	0
Balcony Coatings	\$78,925	7	1	0	78925	0	0	0	0	0	0	78925	0	0
Balcony Coatings, Removal	\$99,446	15	1	0	99446	0	0	0	0	0	0	0	0	0
Breezeway Coatings	\$61,000	7	1	0	61000	0	0	0	0	0	0	61000	0	0
Breezeway Coatings, Removal	\$76,860	15	1	0	76860	0	0	0	0	0	0	0	0	0
Doors, Common	\$24,700	25	17	0	0	0	0	0	0	0	0	0	0	0
Paint Finish Applications, High-Rises	\$162,816	7	1	0	162816	0	0	0	0	0	0	162816	0	0
Railings, Aluminum, Balconies, High Rises	\$239,800	30	22	0	0	0	0	0	0	0	0	0	0	0
Railings, Aluminum, Breezeways and Stairwells	\$216,700	30	1	0	216700	0	0	0	0	0	0	0	0	0
Restoration Projects	\$60,000	7	1	0	60000	0	0	0	0	0	0	60000	0	0
Roofs, Asphalt Shingles, Mansards	\$129,000	18	10	0	0	0	0	0	0	0	0	0	0	129000
Roof, TPO, Building A	\$251,370	20	18	0	0	0	0	0	0	0	0	0	0	0
Roof, TPO, Building B	\$173,565	20	17	0	0	0	0	0	0	0	0	0	0	0
Roofs, TPO, Mechanical Rooms	\$30,000	20	17	0	0	0	0	0	0	0	0	0	0	0
Windows, Common	\$9,500	40	1	0	9500	0	0	0	0	0	0	0	0	0
Windows and Patio Doors, Common	\$53,300	40	28	0	0	0	0	0	0	0	0	0	0	0
Beginning Cash Balance				574,975	886,551	576,304	1,031,304	1,486,304	1,941,304	2,396,304	2,826,304	3,281,304	3,873,563	3,828,563
Annual Reserve Contribution				311,576	455,000	455,000	455,000	455,000	455,000	455,000	455,000	455,000	455,000	455,000
Total Expenditures				0	766,247	0	0	0	0	25,000	0	362,741	0	129,000
Ending Cash Balance				886,551	576,304	1,031,304	1,486,304	1,941,304	2,396,304	2,826,304	3,281,304	3,373,563	3,828,563	4,154,563

*Restoration Project scheduled for 2026