Los Prados Condominium Association, Inc
Approved Budget
for 01/01/2025 to 12/31/2025

Board Signature: _____

Approval Date: 12-15-25

	2025 Annual Budget	2025 Projected Expenses	2026 Approved w/Fully Funded Pooled	2026 % Increase (Decrease)
INCOME				
OPERATING INCOME				
1010-Maintenance Fees	806,744.00	806,208.00	848,664.89	5.20%
1040-Miscellaneous	0.00	442.50	0.00	0.00%
1050-Application Fees	0.00	1,125.00	0.00	0.00%
1060-Late Fees	0.00	2,018.55	0.00	0.00%
1800-Operating Interest	0.00	17.30	0.00	0.00%
TOTAL OPERATING INCOME	806,744.00	809,811.35	848,664.89	5.20%
OTHER INCOME				
1995-Unallocated RSV Interest	0.00	5,333.42	0.00	0.00%
TOTAL OTHER INCOME	0.00	5,333.42	0.00	0.00%
TOTAL INCOME	806,744.00	815,144.76	848,664.89	5.20%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
2010-Reimbursable Unit Expense	0.00	487.50	557.14	100.00%
2020-Pool/Spa Maint Services	7,000.00	11,194.04	11,936.04	70.51%
2037-Hurricane Milton Expenses	0.00	4,203.75	0.00	0.00%
2041-Unbudgeted Plumbing	0.00	3,031.50	3,464.57	100.00%
2045-RPM Dedicated - Maint Exp	130,333.00	132,198.68	131,992.54	1.27%
2047-Roof Care - Blow/Dry/Chem	10,000.00	13,884.00	10,000.00	0.00%
2071-Tree Maintenance	6,000.00	0.00	6,180.00	3.00%
2072-Landscape/Pest/Fert/Weed	9,000.00	9,000.00	9,270.00	3.00%
2073-Maintenance of 3 Ponds	2,040.00	1,980.00	2,040.00	0.00%
2077-Control of Rodents & Insects	2,000.00	0.00	2,000.00	0.00%
2080-Termite Services	4,100.00	6,520.50	4,100.00	0.00%
TOTAL MAINTENANCE & REPAIR	170,473.00	182,499.96	181,540.29	6.49%
MAINTENANCE (ON CALL)				
2509-Mowing Inside & Out	36,000.00	28,942.50	37,080.00	3.00%
2511-Repair Drywall	500.00	375.00	500.00	0.00%
2516-Fire Extinguishers	700.00	0.00	700.00	0.00%
2517-Materials & Supplies	2,000.00	7,523.94	8,598.79	329.94%
TOTAL MAINTENANCE (ON CALL)	39,200.00	36,841.44	46,878.79	19.59%
UTILITIES				
4010-Electric	20,800.00	23,119.55	21,840.00	5.00%
4020-Water	41,405.00	51,389.43	44,717.40	8.00%
4030-Sewer	63,452.00	50,744.06	68,528.16	8.00%
4040-Trash	32,740.00	31,792.92	32,740.00	0.00%

4070-Cable TV	63,100.00	61,220.52	61,220.52	-2.98%
TOTAL UTILITIES	221,497.00	218,266.47	229,046.08	3.41%
ADMINISTRATIVE				
5010-Management Fee	20,396.00	20,396.64	21,415.80	5.00%
5011-Office Expenses	4,200.00	6,576.53	4,200.00	0.00%
5015-Agency Fees	828.00	616.88	828.00	0.00%
5030-Attorney Fees	5,000.00	10,850.85	12,255.81	145.12%
5036-Income Taxes/Tax Prep	350.00	6,382.50	7,294.29	1,984.08%
5038-Los Prados Website	500.00	792.60	905.83	81.17%
TOTAL ADMINISTRATIVE	31,274.00	45,615.99	46,899.73	49.96%
CONTINGENCY				
6040-Insurance	200,000.00	0.00	200,000.00	0.00%
TOTAL CONTINGENCY	200,000.00	0.00	200,000.00	0.00%
RESTRICTED RESERVES				
8020-Restricted Roof Replacement	54,300.00	54,300.00	54,300.00	0.00%
TOTAL RESTRICTED RESERVES	54,300.00	54,300.00	54,300.00	0.00%
RESERVE FUNDING				
9035-Carport Replacement	0.00	0.00	0.00	0.00%
9040-Pooled Reserves	90,000.00	90,000.00	90,000.00	0.00%
9057-Insurance	0.00	0.00	0.00	0.00%
9060-Painting	0.00	0.00	0.00	0.00%
9090-As-Needed Services	0.00	0.00	0.00	0.00%
9091-Special Projects	0.00	0.00	0.00	0.00%
9095-Reserve Interest	0.00	5,333.42	0.00	0.00%
TOTAL RESERVE FUNDING	90,000.00	95,333.42	90,000.00	0.00%
MISCELLANEOUS DISBURSEMENTS				
10550-Prior Year Expense	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	806,744.00	632,857.28	848,664.89	5.20%
NET(INCOME LESS DISBURSEMENTS)	0.00	182,287.49	0.00	0.00

State Mandated Budget Items

Rent for recreational/other commonly used facility	N/A
Taxes upon association property	N/A
Taxes upon leased areas	N/A
Operating Capital	N/A
Security provisions	N/A

Los Prados

Pooled Reserve Schedule

Base Year = 2025

ITEM DESCRIPTION	2025 Revised Estimates Remaining Life	CURRENT COST	Useful Life	REPLACEMENT YR. 1st.	2nd.	3rd.	4th.	5th.	Current 2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
Carports	14	12,000	15	2039	2054	2069	2084	2099	0	0	0	0	0	0	0	0	0	0	0
Painting	1	150,000	15	2026	2041	2056	2071	2086	0	150,000	0	0	0	0	0	0	0	0	0
Electrical	1	3,180	1	2026	2027	2028	2029	2030	0	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180
Cabana/Pool/Spa Extras	1	1,060	1	2026	2027	2028	2029	2030	0	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060
Buy/Install Plants	1	2,120	1	2026	2027	2028	2029	2030	0	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120
Specialty Speinkler Work	1	1,060	1	2026	2027	2028	2029	2030	0	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060
Plumbing/Water Intrustion	1	3,180	1	2026	2027	2028	2029	2030	0	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180
Lab & Mat	1	3,180	1	2026	2027	2028	2029	2030	0	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180
Cabana Furniture Replacement	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
CPA Review	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
CPA Audit	1	2,000	1	2026	2027	2028	2029	2030	0	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Roof Repair	1	20,000	1	2026	2027	2028	2029	2030	4,730	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Pavers - New	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Pavers - Repair	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Road Paving/Repair	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Road Sealing	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Water Sprinklers/Drainage/Pimps	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Property Lighting	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Exterior Doors	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Gates and Handrails	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Rear Gate	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Pool/Spa Equipment	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Pool/Spa Resurfacing	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Landscaping	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Trees	1	13,000	1	2026	2027	2028	2029	2030	11,825	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Carport Maintenance	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Watershed Revitalization	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Capital Equipment	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Materials: Lava Rock, Wood, Etc	1	-	1	2026	2027	2028	2029	2030	0	0	0	0	0	0	0	0	0	0	0
Total		210,780							16,555	198,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780
				PROJECTED CASH FLOW:															
				Projected Beginning Cash Balance					406,235	533,980	425,200	466,420	507,640	548,860	590,080	631,300	672,520	713,740	754,960
				Less: Projected Cash Outflows					16,555	198,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780	48,780
				Plus: Annual Reserve Funding Requirement					144,300	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
				Projected Ending Cash Balance					533,980	425,200	466,420	507,640	548,860	590,080	631,300	672,520	713,740	754,960	796,180



Los Prados Condominium Association, Inc

Approved Reserve Plan
for 01/01/2025 to 12/31/2025

Reserve Item	Repair / Replace Cost	2025 funding less exp as of 07/31/2025	Anticipated funding 08/01/2025 - 12/31/2025	Anticipated exp 08/01/2025 - 12/31/2025	Estimated Reserve Balance on 01/01/2026	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2026 Reserve Required
8020-Restricted Roof Replace	237,169.76	208,317.76	22,625.00	0.00	230,942.76	6,227.00	1	1	54,300.00
9040-Pooled Reserves*									90,000.00
9095-Unallocated Interest									0.00
Totals									**144,300.00**

***See attached pooled reserve schedule**

The Association's board of directors estimated the remaining useful lives and replacement costs of the reserve items. The estimates were based on internal projections.

The association's reserves were not waived for the period.



Los Prados Condominium Association, Inc
Maintenance Fees
Approved Fee Schedule for Year
for 01/01/2026 to 12/31/2026

Maintenance Fees With Fully Funded Reserves

Description	Class Type	% of Own	# Units	% Own by Class	2025 Monthly	2025 Annual	2026 Approved Monthly	2026 Approved Annual
Maintenance Fees	MN1	0.961538%	104	100.0000%	646.00	7,752.00	680.00	848,664.48
Totals			**104.00**	**100.0000%**				**848,664.48**
Number of Payments Each Year			12					

