

Tiffany Suites Condominium Association, Inc

Approved BUDGET

2026

		No. Units	
		28	
	2025 Budget	2025 as of Oct 31	Estimated for 12/31
			2026 Budget
Revenue			
40-4001-00 <i>Maintenance Fees</i>	99,332.14		119,401.32
60-6000-00 <i>Reserve Contributions</i>	22,495.00		30,678.00
Total Revenue	121,827.14	-	150,079.32
Expenses			
<i>Administrative</i>			
50-5001-00 Management Fees	12,346.77		12,927.08
50-5010-00 Administrative Expenses	2,000.00		1,300.00
50-5015-00 Insurance			36,000.00
50-5020-00 Legal Fees	800.00		1,000.00
50-5030-00 Corp Filing - DBPR	61.25		180.00
50-5035-00 Fees & Licenses	18,444.24		1,000.00
50-5040-00 CPA Accounting Fees	500.00		500.00
50-5046-00 Loan Interest Expense	29,229.88		18,444.24
50-5045-00 Bank Fees			
Total Administrative	63,382.14	-	71,351.32
<i>Utilities</i>			
52-5201-00 Electricity	2,650.00		2,650.00
52-5205-00 Water & Sewer	28,000.00		28,000.00
Total Utilities	30,650.00	-	30,650.00
<i>Contracts</i>			
53-5301-00 Grounds/Landscaping Contract			4,800.00
53-5310-00 Lawn Fert - Pest Control Contract			
53-5330-00 Janitorial-Maint Contract			
53-5335-00 Building Pest Control Contract	1,800.00		2,600.00
Total Contracts	1,800.00	-	7,400.00
<i>Non-Contract Maint & Repair</i>			
55-5545-00 Security/Safety M&R			
55-5595-00 General Maintenance	3,500.00		10,000.00
Total Non-Contract Maint & Repair	3,500.00	-	10,000.00
TOTAL ALL EXPENSES	99,332.14	-	119,401.32

Total		Yearly Per Unit	Monthly Per unit
Revenue	119,401.32	4,264.33	355.36
Reserve	30,678.00	1,095.64	91.30
Total	150,079.32	5359.98	446.67

Tiffany Suites Condominium Association, Inc
Reserve Analysis
2026

Component Line Item Reserve Funding

	Replacement Cost	Estimated Life	Years Rem	Estimated Jan 2025 Beginning Balance	Calculated Remaining to fund	Annual Required	Monthly Required
Light Fixtures, Exterior, Entry, Wall Mount	1,500.00	20	14	-	1,500.00	107.14	8.93
Piping, Sewer & Portable Water (partial)	25,000.00	30	14	-	25,000.00	1,785.71	148.81
Electric, Panels & Meter Bases Exterior	40,600.00	55	14	-	40,600.00	2,900.00	241.67
Roof Shingled	80,325.00	18	9	-	80,325.00	8,925.00	743.75
Roof Flat	63,495.00	20	9	-	63,495.00	7,055.00	587.92
Stairs, Metal Pan & Concrete	150,000.00	60	19	-	150,000.00	7,894.74	657.89
Chimneys, Siding Rebuild	35,000.00	25	2	32,200.00	2,800.00	1,400.00	116.67
Skylights, Fixed	5,000.00	20	9	-	5,000.00	555.56	46.30
Trim Siding T-111	13,800.00	10	2	-	13,800.00	6,900.00	575.00
Exterior Painting and Waterproofing	38,880.00	10	2	31,104.00	7,776.00	3,888.00	324.00
Asphalt Pavement, Mill & Overlay	30,988.00	25	7	-	30,988.00	4,426.86	368.90
Fence, 6' Wood Privacy	6,270.00	30	4	-	6,270.00	1,567.50	130.63
Walkways Coatings, River Rock, Resurface	3,960.00	30	2	-	3,960.00	1,980.00	165.00
Walkways concrete & Stairs, Concrete Stain	1,720.00	10	2	-	1,720.00	860.00	71.67
Gutters & Downspouts 6" Aluminum	19,488.00	30	21	-	19,488.00	928.00	77.33
Railings, Stairs, Aluminum Pickets	21,120.00	40	2	5,834.00	15,286.00	7,643.00	636.92
TOTAL	537,146.00			69,138.00	468,008.00	58,816.51	4,901.38

SIRS Components - NONE

Cash Flow Funding reserve amount	\$ 30,678.00	\$ 2,556.50
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Association uses Cash Flow Funding from 2025 Reserve Study

Beginning Balances need to be trued up once the December 2025 Financials have been published