ISLAND POINT 1 CONDO. ASSOCIATION

56 UNITS

JANUARY 1, 2026- DECEMBER 31, 2026 APPROVED BUDGET

ACCT	REVENUE	2025 PROPOSED ANNUAL	2026 APPROVED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	$548,023	$570,683	$47,557
	TOTAL REVENUE	**$548,023**	**$570,683**	**$47,557**
	OPERATING EXPENSES	**2025 PROPOSED ANNUAL**	**2026 PROPOSED ANNUAL**	**2026 MONTHLY AMOUNT**
5010	Administrative/Office	$3,800	$2,800	$233
5015	Bank Charges / Lock Box Boat slips	$51	$51	$4
5020	Bank Charges / Lock Box	$476	$250	$21
5030	Lease (Submerged) Boat Slip	$600	$600	$50
5035	Website	$750	$0	$0
5300	Insurance (January)	$200,000	$230,000	$19,167
5400	Lawn Contract	$20,000	$12,000	$1,000
5410	Irrigation Repairs	$3,000	$3,000	$250
5415	Pest Control	$1,200	$1,200	$100
5420	Grounds - Tree Trimming / Mulch	$2,500	$2,500	$208
5600	Permits/Fees/ Licenses	$325	$500	$42
5610	Corp Annual Filing Fee	$90	$90	$8
	DBPR Filing Fee	$100	$100	$8
	Condo Fees to State ($4/door)	$224	$224	$19
5800	Management Fee Exp. 4/26 - 60 day notice	$15,132	$18,000	$1,500
5900	Legal Fees	$4,000	$2,000	$167
5910	Accounting & Audit Fees	$425	$2,500	$208
6100	Building Maintenance & Repair	$17,000	$17,000	$1,417
6110	Elevator Contract	$9,000	$0	$0
6125	Fire Protection Annual Inspec	$3,000	$3,000	$250
6200	Pool Manitenance	$6,500	$8,000	$667
6200	Cleaning Services	$22,000	$21,000	$1,750
7000	Electric	$12,000	$13,000	$1,083
7001	Telephone	$2,700	$2,700	$225
7002	Cable TV	$40,000	$42,000	$3,500
7003	Natural Gas	$8,000	$8,000	$667
7004	Trash Disposal	$6,640	$7,000	$583
7005	Reclaim Water	$1,500	$1,500	$125
7006	Water Only	$25,500	$26,000	$2,167
7007	Sewer	$34,426	$35,400	$2,950
7008	Stormwater	$9,442	$10,200	$850
7009	Taxes on Utilities	$3,800	$3,800	$317
7010	Recycling	$1,770	$1,900	$158
	TOTAL OPERATING EXPENSES	**$455,951**	**$476,315**	**$39,693**

	RESERVES	2025 PROPOSED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
9010	Reserves - Painting	$16,792	$16,993	$1,416
9020	Reserves - Elevator	$14,714	$14,740	$1,228

9030	Reserves - Roof & Repairs	$29,868	$30,824	$2,569
9040	Reserves - Paving & Sealing	$3,826	$346	$29
9050	Reserves - Pool	$2,718	$2,737	$228
9070	Reserves - Life Safety	$3,925	$3,986	$332
9070	Reserves - Milestone Inspection	$229	$280	$23
9100	Reserves - Deferred Maintenance	$20,000	$24,462	$2,039
	TOTAL RESERVES	**$92,072**	**$94,368**	**$7,864**
	TOTAL EXPENSES	**$548,023**	**$570,683**	**$47,557**
		$0	$0	

ACCT	REVENUE	2025 PROPOSED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
	Boat Slip Fees	$10,800	$10,800	$900
	TOTAL REVENUE	**$10,800**	**$10,800**	**$900**
	BOAT SLIP EXPENSES	2025 PROPOSED ANNUAL	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
	Boat Slip Expenses	$10,800	$10,800	$900
	TOTAL OPERATING EXPENSES	**$10,800**	**$10,800**	**$900**

SEE NEXT PAGE FOR YOUR 2026 NEW MONTHLY FEE