

**REDINGTON PLACE CONDO ASSOC.**

**18 UNITS**

**JANUARY 1, 2026 - DECEMBER 31, 2026 PROPOSED BUDGET**

		2025			2026	2026
		PROPOSED		PROJECTED	PROPOSED	MONTHLY
ACCT	REVENUE	ANNUAL	YTD 09-30-25	YEAR END	ANNUAL	AMOUNT
4010	Unit Maintenance Fees	\$255,026	\$183,682	\$216,000	\$271,944	\$22,662
4500	Application Fees	\$4,500	\$3,900	\$4,500	\$0	\$0
	<b>TOTAL REVENUE</b>	<b>\$259,526</b>	<b>\$187,582</b>	<b>\$220,500</b>	<b>\$271,944</b>	<b>\$22,662</b>
	<b>OPERATING EXPENSES</b>					
5010	Administrative Costs	\$2,400	\$3,600	\$2,700	\$2,800	\$233
5300	Insurance	\$0	\$0	\$0	\$110,000	
5200	Exterminating/Pest Controls	\$3,560	\$2,900	\$3,560	\$3,560	\$297
5310	Flood Insurance	\$11,200	\$0	\$11,700	\$13,000	\$1,083
5400	Landscaping	\$5,100	\$2,868	\$6,900	\$6,900	\$575
5410	Landscaping Extra/Trim/Fert	\$3,000	\$0	\$0	\$3,000	\$250
5600	Licencse Fees/Taxes	\$675	\$272	\$675	\$675	\$56
5700	Beach Cleaning	\$660	\$0	\$0	\$660	\$55
5800	Property Management Exp, 02/24 - 60 day no	\$10,320	\$7,640	\$10,200	\$10,800	\$900
5900	Legal Fees	\$1,500	\$1,937	\$1,937	\$1,500	\$125
6100	Building Maintenance	\$6,000	\$7,965	\$9,200	\$6,000	\$500
6110	Elevator Maintenance Contract	\$2,600	\$1,200	\$3,000	\$3,000	\$250
6120	ElevatorPhone Monitoring	\$321	\$630	\$888	\$888	\$74
6130	Elevator Repairs	\$1,200	\$4,800	\$4,800	\$1,200	\$100
6150	Building Cleaning	\$11,640	\$9,180	\$12,240	\$12,240	\$1,020
6160	Fire Alarm Services	\$5,200	\$22,810	\$23,000	\$5,200	\$433
6200	Pool Service	\$4,800	\$1,900	\$2,500	\$4,800	\$400
6210	Pool Supply/Repair	\$2,000	\$0	\$0	\$2,000	\$167
7000	Electric	\$4,700	\$2,000	\$2,664	\$4,700	\$392
7001	Water	\$14,000	\$9,870	\$14,900	\$14,900	\$1,242
7004	Trash	\$2,400	\$1,957	\$2,472	\$2,500	\$208
7007	Telephone	\$1,080	\$215	\$215	\$0	\$0
7009	Cable	\$18,420	\$13,810	\$18,408	\$18,840	\$1,570
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$112,776</b>	<b>\$95,554</b>	<b>\$131,959</b>	<b>\$229,163</b>	<b>\$9,930</b>
	<b>RESERVES</b>					
9040	Reserves - Ins Other GL	\$110,000	\$82,500	\$91,000	\$0	\$0
9100	Reserves - Deferred Maintenance	\$20,000	\$15,000	\$20,000	\$20,000	\$1,667
	Reserves - Roof	\$12,000	\$9,000	\$12,000	\$15,158	\$1,263
	Reserves - Paint	\$4,000	\$3,000	\$4,000	\$6,833	\$569
	Reserves - Paving	\$750	\$562	\$750	\$790	\$66
	<b>TOTAL RESERVES</b>	<b>\$146,750</b>	<b>\$110,062</b>	<b>\$127,750</b>	<b>\$42,781</b>	<b>\$3,565</b>
	<b>TOTAL EXPENSES</b>	<b>\$259,526</b>	<b>\$205,616</b>	<b>\$259,709</b>	<b>\$271,944</b>	<b>\$13,495</b>

\$0

YOUR NEW 2026 MONTHLY MAINTENANCE FEE WILL BE: **\$1,259**