

COACH HOMES III AT BABCOCK NATIONAL CONDO ASSN., INC.

40 UNITS - Quarterly

Approved 2026 ANNUAL BUDGET

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

ACCOUNT NO.	DESCRIPTION	2025 BUDGET	8/31/2025 ACTUAL	9/1-12/31/25 ESTIMATED	2025 Estimated	Variance	2026 BUDGET	PER UNIT PER QTR	PER UNIT ANNUALLY
REVENUE									
6300	MAINT FEE OPERATING INCOME	197,040.00	131,359.61	0.00	131,359.61	65,680.39	203,400.00	1,271.25	5085.00
6850	RESERVE CONTRIBUTION	115,135.00	76,756.64	0.00	76,756.64	38,378.36	107,000.00	668.75	2675.00
6450	LATE/DELINQUENT FEE INCOME	0.00	497.53	0.00	497.53	(497.53)	0.00	0.00	0.00
6800	OPERATING INTEREST INCOME	0.00	5.82	0.00	5.82	(5.82)	0.00	0.00	0.00
6900	RESERVE INTEREST	0.00	892.46	0.00	892.46	(892.46)	0.00	0.00	0.00
TOTAL OPERATING REVENUE		312,175.00	209,512.06	0.00	208,619.60		310,400.00	1,940.00	7,760.00
ADMINISTRATIVE									
7010	ACCOUNTING FEES/CPA	550.00	575.00	0.00	575.00	(25.00)	3,275.00	20.47	81.88
7050	LEGAL FEES	500.00	0.00	0.00	0.00	500.00	500.00	3.13	12.50
7100	OTHER PROFESSIONAL FEES	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00
7200	MANAGEMENT CONTRACT	9,000.00	5,580.00	2,790.00	8,370.00	630.00	9,120.00	57.00	228.00
7250	PRINTING/POSTAGE/OFC SUPLS	1,500.00	732.60	366.30	1,098.90	401.10	1,500.00	9.38	37.50
7310	CORPORATE ANNUAL REPORT	62.00	61.25	0.00	61.25	0.75	61.25	0.38	1.53
7320	DIVISION FEES	160.00	160.00	0.00	160.00	0.00	160.00	1.00	4.00
TOTAL ADMIN		12,772.00	7,108.85	3,156.30	10,265.15		14,616.25	91.35	365.41
INSURANCE									
7500	INSURANCE - ALL	66,494.00	44,069.95	22,034.98	66,104.93	389.08	48,900.00	305.63	1222.50
	INSURANCE APPRAISAL	0.00	0.00	0.00	0.00	0.00	500.00	3.13	12.50
TOTAL INSURANCE		66,494.00	44,069.95	22,034.98	66,104.93		49,400.00	308.75	1,235.00
UTILITY									
8010	ELECTRICITY	4,550.00	2,335.04	1,167.52	3,502.56	1,047.44	4,550.00	28.44	113.75
8050	WATER/SEWER	43,297.00	38,850.78	19,425.39	58,276.17	(14,979.17)	55,000.00	343.75	1375.00
TOTAL UTILITY		47,847.00	41,185.82	20,592.91	61,778.73		59,550.00	372.19	1,488.75
GROUPS MAINTENANCE									
9010	LAWN MAINTENANCE	22,636.00	13,972.00	6,986.00	20,958.00	1,678.00	23,244.00	145.28	581.10
9015	MULCH	3,400.00	0.00	3,400.00	3,400.00	0.00	3,550.00	22.19	88.75
9020	PLANT/SOD REPLACEMENT	5,000.00	0.00	5,000.00	5,000.00	0.00	7,000.00	43.75	175.00
9025	TREE WORK/TRIMMING	900.00	0.00	900.00	900.00	0.00	1,000.00	6.25	25.00
9030	IRRIGATION REPAIRS	500.00	1,057.48	528.74	1,586.22	(1,086.22)	2,000.00	12.50	50.00
9040	MISC GROUND/HURRICANE CLEAN UP	1,000.00	2,470.00	1,235.00	3,705.00	(2,705.00)	2,500.00	15.63	62.50
TOTAL GROUND MAINT		33,436.00	17,499.48	18,049.74	35,549.22		39,294.00	245.59	982.35
BUILDING MAINTENANCE									
9080	JANITORIAL SERVICE	6,428.00	5,328.00	2,144.00	7,472.00	(1,044.00)	6,360.00	39.75	159.00
9090	PEST CONTROL	2,160.00	540.00	270.00	810.00	1,350.00	2,160.00	13.50	54.00
9110	GENERAL BUILDING MTC	3,500.00	207.26	103.63	310.89	3,189.11	5,000.00	31.25	125.00
9210	PRESSURE WASHING	4,400.00	0.00	4,400.00	4,400.00	0.00	7,000.00	43.75	175.00
9240	FIRE ALARM INSPECTION	1,873.00	1,872.50	0.00	1,872.50	0.50	1,975.00	12.34	49.38
9250	FIRE ALARM MONITORING	6,420.00	2,976.74	1,488.37	4,465.11	1,954.89	7,200.00	45.00	180.00
9255	FIRE ALARM REPAIRS	750.00	3,437.64	1,718.82	5,156.46	(4,406.46)	2,000.00	12.50	50.00
9256	FIRE EXTINGUISHER INSPECTION	300.00	304.95	152.48	457.43	(157.43)	600.00	3.75	15.00
9257	FIRE SPRINKLER INSPECTION	4,750.00	1,750.00	875.00	2,625.00	2,125.00	5,000.00	31.25	125.00
9258	BACKFLOW INSPECTION	910.00	850.00	0.00	850.00	60.00	895.00	5.59	22.38
9400	CONTINGENCY	5,000.00	0.00	0.00	0.00	5,000.00	2,349.75	14.69	58.74
TOTAL GROUNDS MAINT		36,491.00	17,267.09	11,152.30	28,419.39		40,539.75	253.37	1,013.49
RESERVE									
9910	RESERVE EXPENSE - ROOF	60,922.00	40,614.64	20,307.32	60,921.96	0.04	0.00	0.00	0.00
9912	RESERVE EXPENSE - PAINTING	30,603.00	20,402.00	10,201.00	30,603.00	0.00	0.00	0.00	0.00
9913	RESERVE EXPENSE - WATERPROOFING	4,474.00	2,982.64	1,491.32	4,473.96	0.04	0.00	0.00	0.00
9914	RESERVE EXPENSE - PAVING	6,636.00	4,424.00	2,212.00	6,636.00	0.00	0.00	0.00	0.00
9915	RESERVE EXPENSE - FIRE PROTECTION	12,500.00	8,333.36	4,166.68	12,500.04	(0.04)	0.00	0.00	0.00
	RESERVE EXPENSE - POOLED	0.00	0.00	0.00	0.00	0.00	107,000.00	668.75	2675.00
TOTAL RESERVE		115,135.00	76,756.64	38,378.32	115,134.96	0.04	107,000.00	668.75	2,675.00
Total Expenses		\$ 312,175.00					\$ 310,400.00		
Quarterly Fees		\$ 1,951.09					\$ 1,940.00		

REPLACEMENT COST	ESTIMATED USEFUL LIFE (YEARS)	Remaining Life as of 12/31/2025						
			2025	2026	2027	2028	2029	
			Beginning Balance		\$162,500.00	\$275,980.00	\$396,122.55	\$523,225.27
			Annual Contribution		\$107,000.00	\$110,210.00	\$113,516.30	\$116,921.79
\$ 1,484,000.00	25	23	Expenditures	Roof	\$0.00	\$0.00	\$0.00	\$0.00
\$ 164,000.00	6	4		Painting	\$0.00	\$0.00	\$0.00	\$184,583.44
\$ 85,000.00	20	18		Waterproofing Lanais	\$0.00	\$0.00	\$0.00	\$0.00
\$ 264,000.00	40	38		Paving	\$0.00	\$0.00	\$0.00	\$0.00
\$ 300,000.00	25	23		Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00
				Interest Earned	\$6,480.00	\$9,932.55	\$13,586.42	\$14,681.83
				Ending Balance	\$ 162,500.00	\$275,980.00	\$396,122.55	\$523,225.27
								\$470,245.45

Inflation = 3.00%

Interest = 3.00%

2030	2031	2032	2033	2034	2035	2036	2037	2038
\$470,245.45	\$606,588.70	\$750,689.32	\$902,890.05	\$1,063,547.20	\$1,233,031.18	\$1,188,018.69	\$1,369,615.29	\$1,561,038.46
\$120,429.44	\$124,042.33	\$127,763.60	\$131,596.50	\$135,544.40	\$139,610.73	\$143,799.05	\$148,113.02	\$152,556.41
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,402.29	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$15,913.81	\$20,058.30	\$24,437.13	\$29,060.65	\$33,939.58	\$35,779.06	\$37,797.55	\$43,310.15	\$49,119.50
\$606,588.70	\$750,689.32	\$902,890.05	\$1,063,547.20	\$1,233,031.18	\$1,188,018.69	\$1,369,615.29	\$1,561,038.46	\$1,762,714.38

2039	2040	2041	2042	2043	2044	2045	2046	2047
\$1,762,714.38	\$1,975,085.91	\$2,198,613.30	\$2,166,655.32	\$2,405,934.12	\$2,510,742.25	\$2,770,957.26	\$3,044,525.50	\$3,332,013.97
\$157,133.11	\$161,847.10	\$166,702.51	\$171,703.59	\$176,854.70	\$182,160.34	\$187,625.15	\$193,253.90	\$199,051.52
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$263,171.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$314,240.96
\$0.00	\$0.00	\$0.00	\$0.00	\$144,706.81	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$55,238.43	\$61,680.28	\$64,511.36	\$67,575.21	\$72,660.24	\$78,054.67	\$85,943.09	\$94,234.57	\$98,232.58
\$1,975,085.91	\$2,198,613.30	\$2,166,655.32	\$2,405,934.12	\$2,510,742.25	\$2,770,957.26	\$3,044,525.50	\$3,332,013.97	\$3,315,057.11

2048	2049	2050	2051	2052	2053	2054	2055	2056
\$3,315,057.11	\$48,915.72	\$264,724.56	\$493,437.90	\$735,635.79	\$991,921.46	\$882,073.75	\$1,157,016.35	\$1,447,661.64
\$205,023.06	\$211,173.76	\$217,508.97	\$224,034.24	\$230,755.27	\$237,677.92	\$244,808.26	\$252,152.51	\$259,717.08
\$2,928,802.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375,220.14	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$592,075.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$49,713.88	\$4,635.08	\$11,204.37	\$18,163.65	\$25,530.40	\$27,694.51	\$30,134.34	\$38,492.78	\$47,325.61
\$48,915.72	\$264,724.56	\$493,437.90	\$735,635.79	\$991,921.46	\$882,073.75	\$1,157,016.35	\$1,447,661.64	\$1,754,704.33