



5665 CORAL RIDGE DRIVE,  
CORAL SPRINGS, FL 33076

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February 3, 2026

TO: CORAL SUN TOWNHOMES CONDOMINIUM MEMBERS

RE: 2026 BUDGET APPROVAL MEETING  
DATE: TUESDAY, FEBRUARY 17, 2026  
TIME: 7:00 P.M.  
PLACE: INTEGRITY PROPERTY MANAGEMENT  
5665 CORAL RIDGE DR  
CORAL SPRINGS, FL 33076

THE MEETING WILL ALSO ON BE ON ZOOM-INSTRUCTIONS ENCLOSED

Attached please find a copy of the Proposed 2026 Coral Sun Townhomes Condominium Association Operating Budget.

Please review the Budget and the Board will be happy to answer any questions you may have at the meeting to be held at the date, time and place listed above.

AGENDA:

Call to order

Roll call

Financial Report

2026 Budget

Adjournment

**CORAL SUN TOWNHOMES**

Proposed Operating Budget

January 1, 2026 through December 31, 2026

	Projected 2025		Variance	Proposed 2026 Budget	Monthly Amount Per Unit	Percentage Of Total
	Budget	Actual				
Accounting	\$750	\$750	\$0	\$750	\$1	0.17%
Licenses & Fees	\$1,887	\$1,764	\$123	\$1,764	\$3	0.39%
Corp Report DBPR	\$237	\$216	\$21	\$237	\$0	0.05%
Management Fees	\$14,400	\$14,400	\$0	\$15,600	\$24	3.47%
Legal Fees	\$500	\$600	(\$100)	\$500	\$1	0.11%
Office Expenses	\$800	\$1,516	(\$716)	\$1,000	\$2	0.22%
Website	\$0	\$400	(\$400)	\$1,200	\$2	0.27%
Insurance	\$205,000	\$184,003	\$20,997	\$114,693	\$177	25.50%
Fire Extinguisher Service	\$500	\$663	(\$163)	\$700	\$1	0.16%
Fire Inspection	\$1,590	\$6,577	(\$4,987)	\$1,600	\$2	0.36%
General Repairs	\$25,000	\$70,665	(\$45,665)	\$70,000	\$108	15.56%
Parking Enforcement	\$0	\$0	\$0	\$3,338	\$5	0.74%
Janitorial Service	\$6,000	\$6,214	(\$214)	\$6,000	\$9	1.33%
Mulch & Fertilizer	\$1,000	\$1,492	(\$492)	\$1,500	\$2	0.33%
Lawn Maintenance	\$28,800	\$28,800	\$0	\$28,800	\$44	6.40%
Landscape Improvements	\$2,000	\$1,000	\$1,000	\$1,500	\$2	0.33%
Pool Service	\$5,400	\$5,400	\$0	\$5,400	\$8	1.20%
Pool Repairs	\$500	\$2,000	(\$1,500)	\$500	\$1	0.11%
Parking Lot & Grounds	\$500	\$300	\$200	\$500	\$1	0.11%
Pest Control	\$1,300	\$2,023	(\$723)	\$2,000	\$3	0.44%
Sprinkler Repairs	\$1,000	\$3,785	(\$2,785)	\$4,000	\$6	0.89%
Tree Trimming	\$4,000	\$8,496	(\$4,496)	\$5,000	\$8	1.11%
Electric	\$5,000	\$4,770	\$230	\$5,000	\$8	1.11%
Water/Sewer	\$58,000	\$53,033	\$4,967	\$53,500	\$83	11.89%
<b>Reserves</b>	<b>\$85,403</b>	<b>\$85,403</b>	<b>\$0</b>	<b>\$90,006</b>	<b>\$139</b>	<b>20.01%</b>
<b>2025 Budget Deficit</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$34,703</b>	<b>\$54</b>	<b>7.72%</b>
<b>Total Annual Income/Expenses</b>	<b>\$449,567</b>	<b>\$484,270</b>	<b>(\$34,703)</b>	<b>\$449,791</b>	<b>\$694</b>	<b>100.00%</b>
Monthly Maintenance Fee	\$694			\$694		

Reserve Fund Study	EST COST	EST BALANCE 46022	REM. LIFE IN YEARS	BALANCE TO FULLY FUND	2026 ANNUAL CONTRIBUTION
ROOF	\$900,000	\$187,310	9	\$712,690	\$79,188
PAVING	\$100,000	\$10,792	19	\$89,208	\$4,695
PAINTING	\$72,000	\$47,508	4	\$24,492	\$6,123
<b>TOTAL</b>	<b>\$1,072,000</b>	<b>\$245,610</b>		<b>\$826,390</b>	<b>\$90,006</b>

**CORAL SUN TOWNHOMES**

**ZOOM INSTRUCTIONS**

**FEBRUARY 17 AT 7:00 PM**

**TO JOIN THE MEETING FROM YOUR  
COMPUTER:**

**WEBSITE: ZOOM.US**

**CLICK: JOIN A MEETING**

**ENTER MEETING CODE: 872 5855 3656**

**TO JOIN MEETING BY PHONE:**

**DIAL: 1-646-558-8656**

**ENTER MEETING CODE: 872 5855 3656**