

CORAL SUN TOWNHOMES
 Approved Operating Budget
 January 1, 2026 through December 31, 2026

| | Proposed 2026 Budget | Monthly Amount Per Unit | Percentage Of Total |
|-------------------------------------|----------------------------|-------------------------------|------------------------|
| Accounting | \$750 | \$1 | 0.17% |
| Licenses & Fees | \$1,764 | \$3 | 0.39% |
| Corp Report DBPR | \$237 | \$0 | 0.05% |
| Management Fees | \$15,600 | \$24 | 3.47% |
| Legal Fees | \$500 | \$1 | 0.11% |
| Office Expenses | \$1,000 | \$2 | 0.22% |
| Website | \$1,200 | \$2 | 0.27% |
| Insurance | \$114,693 | \$177 | 25.51% |
| Fire Extinguisher Service | \$700 | \$1 | 0.16% |
| Fire Inspection | \$1,600 | \$2 | 0.36% |
| General Repairs | \$50,000 | \$77 | 11.12% |
| Parking Enforcement | \$3,338 | \$5 | 0.74% |
| Janitorial Service | \$6,000 | \$9 | 1.33% |
| Mulch & Fertilizer | \$1,000 | \$2 | 0.22% |
| Lawn Maintenance | \$28,800 | \$44 | 6.41% |
| Landscape Improvements | \$1,000 | \$2 | 0.22% |
| Pool Service | \$5,400 | \$8 | 1.20% |
| Pool Repairs | \$500 | \$1 | 0.11% |
| Parking Lot & Grounds | \$500 | \$1 | 0.11% |
| Pest Control | \$2,000 | \$3 | 0.44% |
| Sprinkler Repairs | \$4,000 | \$6 | 0.89% |
| Tree Trimming | \$5,000 | \$8 | 1.11% |
| Electric | \$5,000 | \$8 | 1.11% |
| Water/Sewer | \$53,500 | \$83 | 11.90% |
| Reserves | \$110,818 | \$171 | 24.65% |
| 2025 Budget Deficit | \$34,703 | \$54 | 7.72% |
| Total Annual Income/Expenses | \$449,603 | \$694 | 100.00% |
| Monthly Maintenance Fee | \$694 | | |

| Reserve Fund Study | EST COST | EST BALANCE 12/31/2025 | REM. LIFE IN YEARS | BALANCE TO FULLY FUND | 2026 ANNUAL CONTRIBUTION |
|--------------------|--------------------|------------------------------|--------------------------|-----------------------------|--------------------------------|
| ROOF | \$900,000 | \$187,310 | 10 | \$712,690 | \$100,000 |
| PAVING | \$100,000 | \$10,792 | 19 | \$89,208 | \$4,695 |
| PAINTING | \$72,000 | \$47,508 | 4 | \$24,492 | \$6,123 |
| TOTAL | \$1,072,000 | \$245,610 | | \$826,390 | \$110,818 |