

Cloister Pointe Condo Association
APPROVED BUDGET FOR 2026

	<u>Approved 2025 Budget</u>	<u>Actual Through Aug-25 Actual</u>	<u>Est for entire 2025 Estimate</u>	<u>Proposed 2026 Budget</u>
Expenses				
Administrative/Office				
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -
Bank Charges	-	(35.00)	(52.50)	-
Insurance	55,000.00	44,557.94	66,836.91	60,000.00
Legal Fees	200.00	-	-	500.00
Licenses, Taxes and Fees	229.25	168.00	252.00	229.25
Management Fees	10,140.00	6,760.00	10,140.00	10,740.00
Office Supplies/Postage/Computer	200.00	1,294.91	1,942.37	200.00
	-	-	-	-
Total Administrative/Office	<u>65,769.25</u>	<u>52,745.85</u>	<u>79,118.78</u>	<u>71,669.25</u>
Building Maintenance				
Irrigation	100.00	-	-	100.00
Landscape Extras	100.00	-	-	100.00
Lawn Contract	11,700.00	7,800.00	11,700.00	10,200.00
Pest Control	1,026.00	606.00	909.00	1,032.00
Repairs & Maintenance	1,500.00	6,985.00	10,477.50	2,000.00
Tree Trimming	3,000.00	-	-	3,000.00
	-	-	-	-
Total Building Maintenance	<u>17,426.00</u>	<u>15,391.00</u>	<u>23,086.50</u>	<u>16,432.00</u>
Utilities				
Electricity	1,700.00	1,139.69	1,709.54	1,728.00
Trash/Refuse Removal	6,300.00	4,357.12	6,535.68	6,536.00
	-	-	-	-
Total Utilities	<u>8,000.00</u>	<u>5,496.81</u>	<u>8,245.22</u>	<u>8,264.00</u>
Total Expenses without Reserves	<u>\$ 91,195.25</u>	<u>\$ 73,633.66</u>	<u>\$ 110,450.49</u>	<u>\$ 96,365.25</u>
Reserves				
General Repairs/Contingency Fund	8,000.00	5,333.32	7,999.98	10,000.00
Painting/Waterproofing	-	-	-	-
Paving	-	-	-	-
Roof	-	-	-	-
Total Reserves	<u>8,000.00</u>	<u>5,333.32</u>	<u>7,999.98</u>	<u>10,000.00</u>
Total Expenses with Reserves	<u>\$ 99,195.25</u>	<u>\$ 78,966.98</u>	<u>\$ 118,450.47</u>	<u>\$ 106,365.25</u>

# of Units	Unit Size	2025	2026 Monthly	Total for the Year	Total by Unit Type for Year
10	Model A Units	\$ 196.99	\$ 211.22	\$ 2,534.68	\$ 25,346.84
22	Model B&C Units	\$ 203.02	\$ 217.69	\$ 2,612.33	\$ 57,471.27
10	Model D Units	\$ 183.00	\$ 196.23	\$ 2,354.71	\$ 23,547.14
Total for all units for the entire year					\$ 106,365.25