AVALON OF NAPLES I CONDOMINIUM ASSOCIATION, INC.

2026 APPROVED OPERATING BUDGET

	Total Number of Units in Association =	56
		2026 Approved
	INCOME	
30100	REGULAR ASSESSMENTS	158,243
30104	ASSESSMENT INCOME MASTER	225,943
30120	RESERVE ASSESSMENT (REPLACEMENT)	87,360
30171	LATE FEES	0
30270	INTEREST INCOME	0
30273	INTEREST INCOME-RESERVE	0
30274	INTEREST INCOME-OWNER	0
	TOTAL INCOME	**471,546**
	EXPENSES	
	ADMINISTRATIVE	
51030	OFFICE EXPENSE	2,500
51067	ANNUAL FEES - CORP	62
51069	ANNUAL FEES - CONDO DIVISION	224
51079	MASTER ASSOCIATION FEES	225,943
51090	LEGAL FEES	1,500
51109	FINANCIAL STATEMENT REVIEW FEES	650
51110	TAXES & TAX PREPARATION	300
51120	MANAGEMENT FEES	14,112
51138	RESERVE STUDY	0
	TOTAL ADMINISTRATIVE	**245,291**
	MAINTENANCE	
61180	GROUNDS CONTRACT	30,130
61182	MULCHING	4,200
61183	TREE TRIMMING	9,020
61184	SOD	0
61200	PROPERTY REPAIRS	15,150
61240	EXTERMINATING/PEST CONTROL	2,500
61407	JANITORIAL SERVICE & SUPPLIES	0
61470	PRESSURE WASHING	5,000
61570	LANDSCAPE REPL. & IMPROV.	3,250
61631	FIRE ALARM MONITORING	3,400
61632	FIRE SPRINKLER INSPECTION	4,000
61635	FIRE EQUIPMENT REPAIRS & MAINTENANCE	5,300
61771	IRRIGATION REPAIRS & MAINTENANCE	2,000
	TOTAL MAINTENANCE	**83,950**
	UTILITIES/OTHER	
71030	ELECTRIC	2,737
71050	INSURANCE	52,208
79900	CONTINGENCY	0
	TOTAL UTILITIES/OTHER	**54,945**
	TOTAL EXPENSES	**384,186**
	REPLACEMENT RESERVE TRANSFER	**87,360**
	TOTAL EXPENSES & RESERVES	**471,546**
		2026
	QUARTERLY ASSESSMENT	**$2,105.12**

RESERVES Item	Replacement Cost	Useful Life	Remaining Life	12/31/2025 Balance	Annual Contribution
Roof (Building)	$1,561,087	25	18	$283,300	$87,360
Building Painting	$38,071	7	5		
Gutter and Downspouts	$93,996	20	13		
Railings	$34,650	25	18		
Doors (Including Garage Doors)	$137,200	30	23		
Fire Safety	$175,000	35	28		
Façade Restoration	$35,000	7	0		
Electrical Panel Replacement	$105,000	12	5		
Unallocated Reserve Interest	$0	0	0		
Total	$2,180,004			$283,300	$87,360

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.