AVALON OF NAPLES III CONDOMINIUM ASSOCIATION, INC.

2026 APPROVED OPERATING BUDGET

	Total Number of Units in Association =	48
		2026 Approved
	INCOME	
30100	REGULAR ASSESSMENTS	157,000
30104	ASSESSMENT INCOME MASTER	193,666
30120	RESERVE ASSESSMENT (REPLACEMENT)	74,496
30171	LATE FEES	0
30270	INTEREST INCOME	0
30273	INTEREST INCOME-RESERVE	0
30274	INTEREST INCOME-OWNER	0
	TOTAL INCOME	**425,162**
	EXPENSES	
	ADMINISTRATIVE	
51030	OFFICE EXPENSE	3,500
51067	ANNUAL FEES - CORP	62
51069	ANNUAL FEES - CONDO DIVISION	192
51079	MASTER ASSOCIATION FEES	193,666
51090	LEGAL FEES	1,000
51109	FINANCIAL STATEMENT REVIEW FEES	650
51110	TAXES & TAX PREPARATION	300
51120	MANAGEMENT FEES	12,096
51138	RESERVE STUDY	0
	TOTAL ADMINISTRATIVE	**211,466**
	MAINTENANCE	
61180	GROUNDS CONTRACT	25,200
61182	MULCHING	3,500
61183	TREE TRIMMING	7,000
61200	PROPERTY REPAIRS	28,500
61240	EXTERMINATING/PEST CONTROL	2,000
61407	JANITORIAL SERVICE & SUPPLIES	0
61470	PRESSURE WASHING	2,000
61570	LANDSCAPE REPL. & IMPROV.	5,500
61631	FIRE ALARM MONITORING	3,500
61632	FIRE SPRINKLER INSPECTION	3,500
61635	FIRE EQUIPMENT REPAIRS & MAINTENANCE	7,000
61771	IRRIGATION REPAIRS & MAINTENANCE	1,500
	TOTAL MAINTENANCE	**89,200**
	UTILITIES/OTHER	
71030	ELECTRIC	3,000
71050	INSURANCE	47,000
79900	CONTINGENCY	0
	TOTAL UTILITIES/OTHER	**50,000**
	TOTAL EXPENSES	**350,666**
	REPLACEMENT RESERVE TRANSFER	**74,496**
	TOTAL EXPENSES & RESERVES	**425,162**
		2026
	QUARTERLY ASSESSMENT	**$2,214.38**

RESERVES Item	Replacement Cost	Useful Life	Remaining Life	12/31/2025 Balance	Annual Contribution
Roof (Building)	$1,338,075	25	18	$280,534	$74,496
Building Painting	$32,632	7	0		
Gutter and Downspouts	$80,568	20	13		
Railings	$29,700	25	18		
Doors (Including Garage Doors)	$117,600	30	23		
Fire Safety	$150,000	35	28		
Façade Restoration	$30,000	7	7		
Electrical Panel Replacement	$90,000	12	5		
Unallocated Reserve Interest	$0	0	0		
Total	$1,868,575			$280,534	$74,496

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.