

# Oriole Condominium One Club, Inc

## 2026 Proposed Budget

January 1, 2026 thru December 31, 2026

	2025 Sep Actual	2025 Year End Projection	2025 Approved Budget	2025 Projected Variance	2026 Projected Expenses	2026 Proposed Variance
<b>REVENUE</b>						
5500 Maintenance Assessment	1,041,521	1,745,518	1,745,518	-	1,657,983	(87,535)
5800 Misc Income	875	1,166	-	1,166	-	-
5400 Interest Income	0	0	-	0	-	-
<b>Total Revenue</b>	1,042,395	1,746,684	1,745,518	1,166	1,657,983	(87,535)

## EXPENSES

### Operating Expense

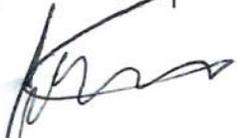
					EXPENSES	
7100 Property Maintenance	16,765	21,000	21,000	-	22,000	1,000
7124 Tree Trimming	9,475	10,000	9,500	500	11,000	1,500
7200 Parking Enforcement	2,505	7,200	7,200	-	7,200	-
7250 Cable	287,529	379,600	379,600	-	401,900	22,300
7350 Southern Santation	41,299	55,065	48,000	7,065	57,250	9,250
7400 Electricity	15,378	20,504	23,000	(2,496)	22,000	(1,000)
7125 Recreational expense	25,000	25,000	-	25,000	-	-
7600 Exterminator	5,175	6,900	8,000	(1,100)	8,000	-
7625 Fire Protection	2,195	2,195	-	2,195	3,500	3,500
7650 Licenses Fees and Permits	386		400	(400)	400	-
7700 Insurance	553,086	737,448	825,000	(87,552)	650,000	(175,000)
7950 Audit	6,000	6,000	4,600	1,400	6,000	1,400
8000 Legal Fees	705	940	4,000	(3,060)	4,000	-
8100 Management Fees	220,488	293,984	270,890	23,094	302,805	31,915
New Acct Employee Insurance	6,655	8,873	10,368	(1,495)	10,368	-
8124 Landscape Improvements	450	600	1,000	(400)	14,000	13,000
8150 Landscape Contract	32,000	42,667	49,060	(6,393)	49,060	-
8400 Office and Administration	3,348	4,464	4,800	(336)	4,800	-
8700 Pool Repairs	5,700	7,600	8,500	(900)	9,000	500
9300 Telephone	455	335	700	(365)	700	-
9500 Water and Sewer	9,810	13,080	16,000	(2,920)	14,000	(2,000)
<b>Sub-Total Operating Expense</b>	1,244,404	1,643,455	1,691,618	(48,163)	1,597,983	(93,635)

### Deferred Maint Reserves

9201 Reserves	24,646	32,861	53,900	(21,039)	60,000	6,100
<b>Sub-Total Deferred Maint Reserve:</b>	24,646	32,861	53,900	(21,039)	60,000	6,100

<b>Total Expenses</b>	1,269,050	1,676,317	1,745,518	(69,201)	1,657,983	(87,535)
<b>Net Surplus/Deficit</b>	(226,655)	70,368	-	70,368	-	-

	Type	# Units	2025 Amount	2026 Amount with Pooled Reserves	Change
<b>Expense per Buildings</b>	Year	12	145,460	138,165	(7,295)

*approved*  
11-5-25 

<b>Expense per Buildings</b>	<b>Quarter</b>		36,365		34,541	(1,824)
Cable -Per Bldg per year			31,633		33,492	1,858
Insurance Per Bldg Per year			68,750		54,167	(14,583)
Condo 1 Maint Per Bldg per year			45,077		50,507	5,430
					-	-

**POOLED RESERVES - SEE SCHEDULE**

# Oriole Condominium One Club, Inc

## Pooled Reserve Schedule

Budget Year 2026

Category	Replacement Cost	Useful Life	Remaining Life	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Paint 2022	\$20,600.00	8	5	-	-	-	-	20,600	-	-	-	-	-	-
Roof	\$250,000	20	2	-	250,000	-	-	-	-	-	-	-	-	-
SealCoat	\$36,050.00	5	4	-	-	-	36,050	-	-	-	-	-	-	-
Mechanical	\$36,050.00	10	2	-	36,050	-	-	-	-	-	-	36,050	-	-
Paving	\$370,697.00	25	10	-	-	-	-	-	-	-	-	-	-	-
Pool	\$25,750.00	20	8	-	-	-	-	-	-	-	25,750	-	370,697	-
Gym Equipment	\$3,090.00	5	1	3,090	-	-	-	-	3,090	-	-	-	-	-
Shed	\$15,450.00	10	7	-	-	-	-	-	-	15,450	-	-	-	3,090
10 Year Inspection	\$15,450.00	10	7	-	-	-	-	-	-	15,450	-	-	-	-
<b>Beginning Cash Balance</b>				220,473	277,383	51,333	111,333	135,283	174,683	231,593	260,693	294,943	318,893	8,196
<b>Annual Reserve Contribution</b>				60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
<b>Total Expenditures</b>				3,090	286,050	0	36,050	20,600	3,090	30,900	25,750	36,050	370,697	3,090
<b>Ending Cash Balance</b>				277,383	51,333	111,333	135,283	174,683	231,593	260,693	294,943	318,893	8,196	65,106