

**Daniels Center Office III Condominium Association, Inc. 2026 Budget
For the Period January 1, 2026 through December 31, 2026**

	2025 Budget	Per SF	2026 Est. Budget	Per SF	Dif %	Dif \$
Income						
Dues PY Reconciliation	-	-	-	-	0%	-
Assessment/Dues	57,997	6.44	65,427	7.27	13%	7,430
TOTAL INCOME	57,997	6.44	65,427	7.27	13%	7,430
CAM Expenses						
Management Fee	4,200	0.47	4,200	0.47	0%	-
Admin	100	0.01	100	0.01	0%	-
Accounting/Auditing	500	0.06	525	0.06	5%	25
Pest Control-Exterior	400	0.04	400	0.04	0%	-
Property Owner Assoc	24,713	2.75	26,890	2.99	9%	2,177
General Maintenance	1,200	0.13	1,200	0.13	0%	-
Plumbing R & M	270	0.03	270	0.03	0%	-
Electric R & M	910	0.10	910	0.10	0%	-
Roof R & M	4,700	0.52	4,700	0.52	0%	-
Window Clean/Pressure Clean	1,200	0.13	1,200	0.13	0%	-
Storm Clean-up	-	-	-	-	0%	-
Professional Fees	-	-	-	-	0%	-
Web Design	-	-	-	-	0%	-
Electric	540	0.06	540	0.06	0%	-
Water/Sewer	2,640	0.29	3,240	0.36	23%	600
Property/Package Insurance	9,600	1.07	8,243	0.92	-14%	(1,357)
Fidelity Bond	-	-	-	-	0%	-
Director-Officer	2,461	0.27	2,392	0.27	-3%	(69)
Gen Liability Insurance	-	-	-	-	0%	-
Workers Comp Insurance	-	-	-	-	0%	-
Florida Annual Filing	62	0.01	62	0.01	0%	-
Florida Corp Tax	-	-	-	-	0%	-
TOTAL EXPENSES	53,496	5.94	54,872	6.10	3%	1,376.16
NET OPERATING INCOME	4,501	0.50	10,555	1.17	135%	6,054
Other/Reserve Expenses						
OTHER EXPENSES						
RESERVES EXPENSES						
Roofing	-	-	-	-	0%	-
Painting	6,000	0.67	16,555	1.84	176%	10,555
Deductible	-	-	-	-	0%	-
TOTAL OTHER/RESERVE EXPENSES	6,000	0.67	16,555	1.84	176%	10,555
Full Funding may change this budget.						
Total expenses w/reserve funding	59,496	6.61	71,427	7.94	20%	11,931
Cash Surplus prior year	1,500	0.67	6,000	0.67	300%	4,500
TOTAL Expenses with reserve funding-cash	57,996	6.44	65,427	7.27	0%	7,431

Reserve-Fund Balance

	Actual Life	Years Left	Estimated Beginning Balance	Estimated Replacement Cost	Balance Required	Full Funding	Annual Funding	Difference between full and annual	Anticipated Interest @1.5 %	Anticipated Expenses	Estimated Year End Balance
ROOF	25	5	18,592	60,000	41,408	8,282	0	8,282		0	18,592
PAINTING	8	8	23,445	40,000	16,555	2,069	16,555	-14,486		38,575	1,425
DEDUCTIBLE	5	1	0	0	0	0	0			0	0
TOTAL	Annual Total		42,037	100,000	57,963	10,351	16,555	-6,204	630	38,575	20,017

Daniels Center Office III Condominium Association, Inc.

Management Fee	4,200	Monthly Management Fee
Admin	100	\$50 Feb corp filing, \$50 in OCT for preparation for Annual Meeting
		* Associations with Revenues from \$150,000 - \$300,000 must prepare Compiled Financial Statements, from \$300,000 - \$500,000 must
Accounting/Auditing	525	prepare Reviewed Financial Statements, from \$500,000 and above must prepare Audited Financial Statements, Associations with Revenues less than \$150,000 or with fewer than 50 units may prepare a report of cash receipts and expenditures prior to year-end in lieu of the above
Pest Control-Exterior	400	Quarterly service
Property Owner Assoc	26,890	Fees to Daniels Land Condo - Per Land budget
General Maintenance	1,200	\$300 per qtr misc
Plumbing R & M	270	Check back flow \$150 & \$120 misc.
Electric R & M	910	Light Checks: Quarterly @ \$80 ea - Light Repairs: Misc \$150 - Bulbs & Parts: 4x/yr @ \$110 ea
Roof R&M	4,700	Check 1x/ year \$1,000 in June & repair flat roofs @ \$2200; \$1500 misc
Window Clean/Pressure Clean	1,200	Pressure clean bldg 2x/yr @ \$600 includes sidewalks and clean windows
Storm Clean-up	-	
Professional Fees	-	Reserve Study, Appraisal of replacement cost.
Web Design	-	
Electric	540	FPL average bill \$35 per month
Water/Sewer	3,240	Lee County Utilities average bill \$270 per month
Property/Package Insur	8,243	10% increase- 2024 premium \$7,493.80 - \$5200 property, \$2200 liability
Fidelity Bond	-	Included inDO
Director-Officer	2,392	10% increase per agent- Premium for 2025 \$2174.18- 1 installment in April
Gen Liability Insur	-	In prop package
Workers Comp Insurance	-	
Florida Annual Filing	62	
Florida Corp Tax	-	
	<u>54,872</u>	Annual Corp Fee

NOTES:

Electric-each unit has its own electric meter and will be individually billed. For common elements there is a separate meter and electric bills for this area will be a common expense

Water & Sewer - in expenses. For common elements irrigation there is a separate well and for this area will be a common expense thru the Land Condo.

Other - unit owners will be responsible for paying their own personal property taxes, real property taxes, Insurance, interior repairs and maintenance. etc.

Pavement reserve cost to seal coat will also be funded in this reserve

If Y/E revenue dictates excess will be used for future reserves payable upcoming year

If Insurance funds are short, short term loan from reserves allowable with repayment withing 9 months

Unit	SQ FT	Owner	Quarterly Dues	Annual Dues	
Unit 401	900	2KO	\$ 1,635.68	\$ 6,542.72	1449
Unit 402	900	2KO	\$ 1,635.68	\$ 6,542.72	
Unit 403	900	770R Daniels	\$ 1,635.68	\$ 6,542.72	
Unit 404	900	2KO	\$ 1,635.68	\$ 6,542.72	
Unit 405	900	Dieujuste	\$ 1,635.68	\$ 6,542.72	
Unit 406	900	Dieujuste	\$ 1,635.68	\$ 6,542.72	
Unit 407	900	Zip 2, LLC	\$ 1,635.68	\$ 6,542.72	
Unit 408	900	770R Daniels	\$ 1,635.68	\$ 6,542.72	
Unit 409	900	2KO	\$ 1,635.68	\$ 6,542.72	
Unit 410	900	2KO	\$ 1,635.68	\$ 6,542.72	
Total SQ FT	9000	Total Assessment	\$ 16,356.79	\$ 65,427.16	

7.27 per square foot