

Banyan Tree Condominium Phase-I					
APPROVED BUDGET		From January 1, 2026 to December 31, 2026			
		<u>BUDGET 2025</u>	<u>BUDGET 2026</u>	<u>English</u>	<u>Spanish</u>
<u>REVENUE</u>					
	MAINTENANCE ASSESSMENT	\$ 357,749.12	\$ 357,749.12	All expenses less income earned by the condominium equals payment due from owners.	Todos los gastos menos las ganancias equivalen a lo que los dueños deberán pagar.
	LATE FEE INCOME	\$ 1,100.00	\$ 1,100.00	Billed to the unit owners for late payments.	Cargos a los dueños morosos en pagos de mantenimiento.
	INTEREST INCOME	\$ 2,000.00	\$ 2,000.00	Bank Interest	Intereses del Banco
	TOTAL INCOME	\$ 360,849.12	\$ 360,849.12		
<u>ADMINISTRATIVE</u>					
	MANAGEMENT	\$ 25,988.04	\$ 25,988.04	Annual expenses for Management Company.	Gastos anuales de la compañía de administración.
	INSURANCE	\$ 291,071.31	\$ 287,154.89	Annual insurance expenses for , Property, Liability, D&O and Crime.	Gastos anuales de seguro de , Propiedad y Responsabilidad Civil, Directores y Oficiales y actos ilegales.
	PROFESSIONAL FEES	\$ 500.00	\$ 500.00	Estimated annual expenses for legal services.	Gasto estimado anual por servicios legales.
	PROCESSING FEES	\$ 250.00	\$ 400.00	Estimated annual expenses for bank service charges.	Gasto estimado anual por cargos de servicio bancario.
	BANK CHARGE	\$ 180.00	\$ 200.00	Estimated annual exoenses for bank charges	Gasto estimado anual por cargos del banco.
	AUDIT FEES	\$ 2,500.00	\$ 4,500.00	Estimated annual expenses for audit services.	Gasto estimado anual por concepto de auditorias.
	POSTAGE AND PRINTING	\$ 800.00	\$ 1,100.00	Estimated annual expenses for postage and general printing.	Gasto estimado anual por franqueo de correspondencia y reproduccion de documentos.
	FEES TO THE DIVISION	\$ 704.00	\$ 704.00	Fees paid to the Department of Business and Professional Regulation per unit	Permiso anual pagado al Department of Business and Professional Regulations por unidad
	FIRE EQUIPMENT & PERMITS	\$ 800.00	\$ 1,300.00	Maintenance of all fire extinguishers & permits to the Miami Dade Fire Rescue Department.	Mantenimiento de todos los extintores de fuego y permisos del Miami Dade Fire Rescue Department.
	GENERAL REPAIRS	\$ 5,942.90	\$ 6,889.32	General repairs.	Reparaciones generales.
	TAXES	\$ 375.00	\$ 375.00	Annual 1120 and F-1120 Corporate Tax Return preparation.	Gasto anual para preparacion de declaracion de impuestos 1120 y F-1120.
	BAD DEBT EXP.	\$ -	\$ -	This would include anyone in default on maintenance fees.	Gasto estimado de mantenimiento no recuperable en casos legales.

	ASSOC SOFTWARE FEE	\$ 540.00	\$ 540.00	Community Association Software	Sistema operativa de la comunidad de la asociacion
	TOTAL ADMINISTRATIVE	\$ 329,651.25	\$ 329,651.25		
	RESERVE TRANSFER	\$ 31,197.87	\$ 31,197.87		
	TOTAL EXPENSES	\$ 360,849.12	\$ 360,849.12		
ANNUAL ASSESSMENTS PER UNIT		\$ 2,032.67	\$ 2,032.67	Based on 176 units.	Basado en 176 unidades.
MONTHLY ASSESSMENTS PER UNIT		\$ 169.39	\$ 169.39		
RESERVE ANALYSIS					
	BUILDING PAINTING EXTERIOR	\$ 12,000.00	\$ 12,000.00	Annual reserve for a 7 year term for the exterior painting.	Reserva anual por un periodo de 7 años para la pintura exterior.
	ROOF REPALCEMENT	\$ 19,197.87	\$ 19,197.87	Annual reserve for a 20 year term for the roof replacement.	Reserva anual por un periodo de 20 años para reemplazar los techos.
	TOTAL RESERVES	\$ 31,197.87	\$ 31,197.87	Monthly \$ 2599.82	