

Grand Oasis Condominium
Operating Budget
2026

Management Fee	\$30,000
Accounting Fees	\$3,900
Legal Cost	\$14,600
Insurance/Hurricane/Liability/Etc	\$533,000
Licensec/Taxes/Permits/Fees	\$4,500
Office Expense	\$3,700
Bee/Wasp/Rodent Removal Common Area	\$4,200
Pool & Equipment Service & Repairs	\$29,200
Landscaping Extras & Repairs	\$19,800
Common Area Bee/Rodent Control	\$3,500
Weekly Pressure Bleach/Washing	\$24,800
Mulching/Replacement/Maintenance	\$16,600
On Site Maintenance Cost	\$109,400
Electricity	\$34,900
Water/Sewer For All Units	\$210,000
Tree Trim/Replacement	\$24,600
Building/Electrical/Plumbing Repairs	\$118,150
Roof Cleaning/Maint/Service	\$19,400
Irrigation & Equipment Repairs & Upkeep	\$23,632
Landscape Service	\$58,320
Trash Removal/Sanitation	\$159,800
Lake/Canal Maintenance/Repairs/Upkeep	\$15,900
Fire Equipment Repair/Replacement	\$25,600
Reserves	\$40,596
Total Expenses	\$1,528,098

Monthly Maint. Fee

\$563.36
\$543.09
\$719.21
\$696.05
\$673.10

RESERVE SUMMARY	ESTIMATED REPLACEMENT COST	BALANCE 12/31/2025	REM LIFE IN YEARS	BALANCE TO FULLY FUND	2026 CONTRIBUTION
ROOF	\$490,000	\$110,211	17	\$379,789	\$22,341
PAINTING	\$40,000	\$38,789	3	\$1,211	\$404
PAVING	\$40,000	\$4,296	2	\$35,704	\$17,852
TOTAL	\$570,000	\$153,296		\$416,704	\$40,596