

Casa Bonita Royale Condominium Association, Inc.

Fiscal Year 2026 Proposed Budget - 2026-01-01 to 2026-12-31

Budget Version: 1 **Date Created:** 2025-10-28 12:05:44 **Date Updated:** 2025-11-10 10:38:26
Payments per Year: 4 **Reserve Inflation Rate:** 0.00 %
Notes: 2025-10-28: Initial Draft; 2025-11-09: Update Post BW

Budget Total Summary

Budget Category	FY 2025	FY 2026 Fully Funded	Perc Change
Maintenance Fees	548,220.00	548,220.00	0.0 %
Additional Income or Rollover	0.00	0.00	N/A
Operating Budget	-390,320.00	-329,893.70	-15.5 %
Reserve Budget	-157,900.00	-218,326.30	38.3 %
Net	0.00	0.00	N/A

Assessment Allocation to Units

Percent	Quantity	FY 2025 Annual Maint / Unit	FY 2025 Maint / Unit / Period	FY 2026 Annual Maint / Unit	FY 2026 Maint / Unit / Period
2.42710	28	13,094.80	3,273.70	13,094.80	3,273.70
2.67000	12	14,405.28	3,601.32	14,405.28	3,601.32
A/C Assessment	34	118.00	29.50	118.00	29.50
Carports Assessment	10	48.40	12.10	48.40	12.10
Dock Slip Assessment	21	200.00	50.00	200.00	50.00

Additional Income

GL Account	6-month Earning	FY 2025 Budget	FY 2025 End Est.	Percent Adjust	Amount Adjust	FY 2026 Proposed	Notes
33001 - Interest Earned Reserve	86.75	0.00	86.75	-100.00	0.00	0.00	Do not use to reduce fees
Totals:		0.00	86.75			0.00	

Operating Expenses

GL Account	6-month Spend	FY 2025 Budget	FY 2025 End Estimate	Percent Adjust	Amount Adjust	FY 2026 Proposed
40101 - Office Expense	833.78	1,749.28	1,500.00	0.00	0.00	1,500.00
NOTES: FY25: YTD 839, below budget; FY26: use FY25 run rate						
40104 - Management Fee	6,000.00	14,500.00	14,500.00	0.00	1,300.00	15,800.00
NOTES: FY25: assume bonus paid; FY26: new contract - 1150/mon + plan 2k bonus						
40110 - Tax Preparation	0.00	505.00	505.00	0.00	0.00	505.00
NOTES: no change						
40111 - Bureau of Condominium Fees	160.00	160.00	160.00	0.00	0.00	160.00
NOTES: no change						
40116 - Miscellaneous	100.00	500.00	100.00	0.00	1,094.95	1,194.95
NOTES: FY25: 5/3 safety deposit box; FY26: return to FY25 budget						
40117 - Contingency	2,500.00	0.00	0.00	0.00	0.00	0.00
NOTES: not used						
40119 - Fees/Permits/License	175.35	350.00	175.35	0.00	24.65	200.00
NOTES: FY25: pool permits, below budget; FY26: lower plan - no reinspection						
40126 - Professional Fees	990.00	2,000.00	0.00	0.00	2,000.00	2,000.00
NOTES: FY25: YTD: 0.00; FY26: return to FY25 plan						
40137 - Accounting	3,433.50	7,240.00	7,053.50	0.00	333.00	7,386.50
NOTES: FY25: 572.25/mon + 700 budget; FY26: increase to 600/mon						
40146 - Reimburse - Maint Fees	3,680.82	0.00	0.00	-100.00	0.00	0.00
NOTES: not a budget item						
41200 - Building Maintenance/Repairs	8,833.58	10,000.00	18,000.00	0.00	-3,250.00	14,750.00
NOTES: FY25: YTD: 13517, ButterlMX 1764, Marmik 2913, patio furn 1251, tile outdoor lobbies 1890, FY26: assume lower - tiels, pool furn						
41207 - Rodent Control	1,723.00	1,800.00	3,156.00	3.00	0.00	3,250.68
NOTES: FY25: 145/mon + 236/bi-mon; FY26: assume small increase						
41230 - Supplies	35.53	1,000.00	260.00	0.00	240.00	500.00
NOTES: FY25: inconsistent; FY26: midpoint reductin						
41232 - Fire Extinguisher/Equip. Insp.	4,693.65	2,000.00	1,662.00	0.00	338.00	2,000.00
NOTES: FY25: 1662; FY26: return to FY25 budget						
41243 - Janitorial Services	6,023.70	13,000.00	13,000.00	0.00	0.00	13,000.00
NOTES: FY25: on budget; FY26: no increase						
41258 - Elevator	2,329.52	17,000.00	5,746.00	0.00	4,254.00	10,000.00
NOTES: FY25: Kings III/442.51/qtr, Oracle (start in Q3) 953/25/qtr + Oracle 259/q; FY25: reduce fees						

Operating Expenses

GL Account	6-month Spend	FY 2025 Budget	FY 2025 End Estimate	Percent Adjust	Amount Adjust	FY 2026 Proposed
41266 - Air Condition/Heat	0.00	4,000.00	3,970.00	0.00	0.00	3,970.00
NOTES: FY25: 3970, FY26: 3970 - invoiced out to 34 owners						
41350 - Hurricane Storm Damage	43,979.75	0.00	43,979.75	-100.00	0.00	0.00
NOTES: no hurricanes						
42300 - Grounds Maintenance	0.00	6,000.00	4,800.00	0.00	0.00	4,800.00
NOTES: FY25: inconsistent/missing invoices (reclass 550 to 42310) - 400/mon - should be 4,800/year; FY26: no change ?						
42309 - Landscape Enhancement	4,050.00	5,000.00	5,070.00	0.00	-70.00	5,000.00
NOTES: FY25: plantings/mulch/flowers; FY26: keep FY25 run rate						
42310 - Misc Grounds Maintenance	0.00	5,000.00	550.00	0.00	4,450.00	5,000.00
NOTES: FY25: remove pygmy palm; FY26: increase						
43402 - Pool Maintenance	4,284.32	6,450.00	6,426.48	4.00	0.00	6,683.54
NOTES: FY25: Ocean Blue 535.54/mon; FY26: assume increase						
43459 - Pool Repairs	1,941.85	1,000.00	2,300.00	0.00	-300.00	2,000.00
NOTES: FY25: YTD 2116, 1287 pool light; FY26: reduce to FY25 budget						
44502 - Trash Collection	5,704.86	8,394.88	7,503.00	4.00	0.00	7,803.12
NOTES: FY25: like FY24 adjust through year - higher months 851.58, lower 495; FY26: assume same plan, but add increase						
44503 - Electricity	4,443.40	10,200.00	9,095.00	3.00	0.00	9,367.85
NOTES: FY25: 2 meters - one ~175/mon, the other varies significantly during season, YTD: 5996						
44505 - Cable TV & Internet Service	26,267.74	43,200.00	41,412.00	3.00	0.00	42,654.36
NOTES: FY25: centrury (74) + 2x summit (3319 + 108) - looks to be tracking to budget; SHOULD NOT BE PAYING Century at 74/mon; FY26: assume increase (wihto... t Century)						
44509 - Water/Sewer	12,022.06	30,773.11	28,000.00	4.00	0.00	29,120.00
NOTES: FY25: YTD 20437, tracking below budget; FY26: add increment						
44901 - Special Project 1	20,850.00	0.00	131,430.00	-100.00	0.00	0.00
NOTES: FY25: YTD 131430, more ?; FY26: eliminate						
45600 - Insurance Premiums	97,612.10	142,277.25	71,455.00	10.00	0.00	78,600.50
NOTES: FY25: 2025-04-01 to 2026-04-01 Citizens 52044, Prop 30394, GL + Crime + D&O 11564, Umb 1180, Cyber 828, Legal 1094, Credit received 25651, Slide 5... 635						
45601 - Insurance Premiums - Flood	57,577.00	56,220.48	56,952.00	10.00	0.00	62,647.20
NOTES: FY25: 2026-06-10 to 2026-06-10 56952 + 625 pool house; FY26: use FY24 to FY25 increase of 10%						
Totals:		390,320.00	478,761.08			329,893.70

Reserve Bank Information

GL Account	FY 2025 Budget	Balance at 6-months	FY 2025 Estimate	Amount Adjustment	FY 2025 End Est.	Notes
25810 - Walkways Liability	0.00	12,382.00	12,382.00	-12,382.00	0.00	Balancing into Docks
25820 - Roof Flat Liability	0.00	119,961.22	119,961.22	-119,961.22	0.00	Move to SIRS
25821 - Roof Mansard Liability	0.00	47,452.91	47,452.91	-47,452.91	0.00	Move to SIRS
25828 - Spalling Repair Liability	0.00	73,550.00	73,550.00	-73,550.00	0.00	Move 8364.87 to SIRS, 65185.13 to non-SIRS
25829 - Boat Slips Liability	0.00	0.00	0.00	0.00	0.00	
25847 - Lighting Liability	0.00	18,016.61	18,016.61	-18,016.61	0.00	Move to non-SIRS 18016.61
25851 - Paving Reserve Liability	0.00	48,000.00	48,000.00	-48,000.00	0.00	Move to non-SIRS 48000.00
25852 - Painting Reserve Liability	0.00	23,685.91	23,685.91	-23,685.91	0.00	Move to non-SIRS 23685.91 (funds adjustment to ali...
25863 - Docks Liability	0.00	-5,333.79	-5,333.79	10,030.00	4,696.21	Balance from walkways 10030
25864 - Elevator Liability	0.00	-327,034.61	-327,034.61	327,034.61	0.00	Move to non-SIRS -327034.61
25875 - Pool Liability	0.00	15,096.72	15,096.72	-15,096.72	0.00	Move to non-SIRS 15096.72
25878 - Seawall Liability	0.00	58,800.07	58,800.07	-58,800.07	0.00	Move to non-SIRS
25886 - Carports Liability	0.00	-2,760.67	-2,760.67	0.00	-2,760.67	Aligns
25995 - Pooled-SIRS Reserves Liability	114,900.00	57,450.00	114,900.00	175,779.00	290,679.00	From Roof 119961.22, Mansard 47452.91, Spalling 83...
25997 - Interest Reserves Liability	0.00	5,360.31	5,360.31	-5,360.31	0.00	Move to non-SIRS
25998 - Pooled Reserves Liability	43,000.00	12,860.46	34,360.46	-8,537.87	25,822.59	Walkways 2352, spalling 65185.13, Lighting 18016....
Totals:	157,900.00				318,437.13	

Reserve Assets Information

Acct	Detail	Date	Unit	Cost	Life	Years	Target	Reserve	Annual	Change in	FY 2026
Grp	Units	Refreshed	Cost	Year	Exp	Left	Total	Allocated	Requirement	Fund - Full	Fully Funded
25863	Docks Liability										
	Marina Elements										
	Docks and Pilings, Composite, Decking and Structure Repairs										
	1,320.00	2023-01-01	21.00	2024-01-01	23	20	27,720.00	0.00	1,386.00	0.00	1,386.00
	RESERVE NOTES: Adjust to standard rate of 4200/year										
	Docks and Pilings, Composite, Replacement										
	1,320.00	2001-01-01	60.00	2024-01-01	30	5	79,200.00	4,696.21	14,900.76	-12,086.76	2,814.00
	RESERVE NOTES: Adjust to standard rate of 4200/year										
25886	Carports Liability										
	Property Site Elements										
	Carport Replacement										
	1.00	2009-01-01	65,000.00	2024-01-01	25	8	65,000.00	-2,760.67	8,470.08	-7,986.08	484.00
	RESERVE NOTES: Adjust to standard rate of 484/year										
25995	Pooled-SIRS Reserves Liability										
	Building Services Elements										
	Life Safety System, Control Panel										
	1.00	2024-01-01	5,000.00	2024-01-01	15	13	5,000.00	0.00	384.62	0.00	384.62
	Life Safety System, Emergency Devices, Phased										
	1.00	2024-01-01	23,000.00	2024-01-01	5	3	23,000.00	23,000.00	0.00	0.00	0.00
	ASSET NOTES: 5 phases at 25 years life each phase										
	Pipes, Riser Sections, Domestic Water, Vent and Waste, Parital										
	4.00	2024-01-01	5,000.00	2024-01-01	5	3	20,000.00	20,000.00	0.00	0.00	0.00
	ASSET NOTES: 10 phases at 70+ years life each phase										
	Exterior Building Elements										
	Balconies, Concrete, Repairs and Waterproof Apps (include sun deck)										
	3,100.00	2015-01-01	15.00	2024-01-01	10	0	46,500.00	46,500.00	0.00	0.00	0.00
	Balconies, Railings and Frames, Aluminum										
	22,000.00	2015-01-01	8.00	2024-01-01	20	9	176,000.00	0.00	19,555.56	0.00	19,555.56
	Breezeways, Concrete, Repairs and Waterproof Coating App (incl Tile Replace)										
	13,700.00	2011-01-01	21.00	2024-01-01	20	5	287,700.00	41,679.00	49,204.20	0.00	49,204.20

Reserve Assets Information

Acct	Detail	Date	Unit	Cost	Life	Years	Target	Reserve	Annual	Change in	FY 2026
Grp	Units	Refreshed	Cost	Year	Exp	Left	Total	Allocated	Requirement	Fund - Full	Fully Funded
	Doors, Common, Replacement										
	52.00	2016-01-01	2,000.00	2024-01-01	30	20	104,000.00	0.00	5,200.00	0.00	5,200.00
	Roofs, Metal, Mansard										
	40.00	2008-01-01	2,500.00	2024-01-01	25	7	100,000.00	0.00	14,285.71	0.00	14,285.71
	Roofs, Modified Bitumen										
	10,800.00	2013-01-01	30.00	2024-01-01	20	7	324,000.00	0.00	46,285.71	0.00	46,285.71
	Structural Members, Milestone Inspection										
	1.00	2014-01-01	12,000.00	2024-01-01	10	0	12,000.00	12,000.00	0.00	0.00	0.00
	Walls, Stucco, Paint Finishes and Capital Repairs										
	59,000.00	2018-01-01	2.50	2024-01-01	7	0	147,500.00	147,500.00	0.00	0.00	0.00
25998	- Pooled Reserves Liability										
	Building Service Elements										
	Air Handling and Condensing Units, Split System										
	1.00	2023-01-01	6,000.00	2024-01-01	15	12	6,000.00	0.00	500.00	0.00	500.00
	Elevators, Hydraulic, Pumps and Controls										
	2.00	2023-01-01	110,000.00	2024-01-01	25	22	220,000.00	0.00	10,000.00	0.00	10,000.00
	Intercom Panels (incl access card readers)										
	2.00	2023-01-01	7,000.00	2024-01-01	15	12	14,000.00	0.00	1,166.67	0.00	1,166.67
	Trash Chutes and Doors										
	2.00	1977-01-01	23,500.00	2024-01-01	65	16	47,000.00	0.00	2,937.50	0.00	2,937.50
	General										
	SIRS Study Update with Site Visit										
	1.00	2024-01-01	6,000.00	2024-01-01	2	0	6,000.00	6,000.00	0.00	0.00	0.00
	Interior Building Elements										
	Elevator Cab Finishes										
	2.00	2022-01-01	18,000.00	2024-01-01	20	16	36,000.00	0.00	2,250.00	0.00	2,250.00
	Interior Renovations, Complete										
	1.00	2023-01-01	27,500.00	2024-01-01	20	17	27,500.00	0.00	1,617.65	0.00	1,617.65
	Interior Renovations, Parital										
	1.00	2023-01-01	10,200.00	2024-01-01	10	7	10,200.00	0.00	1,457.14	0.00	1,457.14

Reserve Assets Information

Acct	Detail	Date	Unit	Cost	Life	Years	Target	Reserve	Annual	Change in	FY 2026
Grp	Units	Refreshed	Cost	Year	Exp	Left	Total	Allocated	Requirement	Fund - Full	Fully Funded
	Rest Rooms, Renovation										
	2.00	2018-01-01	5,000.00	2024-01-01	25	17	10,000.00	0.00	588.24	0.00	588.24
	Marina Elements										
	Bulkhead, Concrete, Inspections and Capital Repairs										
	325.00	2023-01-01	100.00	2024-01-01	15	12	32,500.00	0.00	2,708.33	0.00	2,708.33
	Pool Elements										
	Deck, Pavers										
	10,550.00	2018-01-01	8.00	2024-01-01	25	17	84,400.00	0.00	4,964.71	0.00	4,964.71
	Fence, Aluminum										
	300.00	2018-01-01	70.00	2024-01-01	25	17	21,000.00	0.00	1,235.29	0.00	1,235.29
	Mechanical Equipment, Phased										
	1.00	2023-01-01	7,500.00	2024-01-01	7	4	7,500.00	0.00	1,875.00	0.00	1,875.00
	Pool Finish, Plaster										
	620.00	2015-01-01	23.00	2024-01-01	12	1	14,260.00	14,212.59	47.41	0.00	47.41
	Pool Finish, Tile										
	110.00	2002-01-01	38.00	2024-01-01	25	1	4,180.00	0.00	4,180.00	0.00	4,180.00
	Structure, Total Replacement										
	620.00	1983-01-01	170.00	2024-01-01	60	17	105,400.00	0.00	6,200.00	0.00	6,200.00
	Property Site Elements										
	Asphalt Pavement, Mill and Overlay, Parking Areas										
	2,550.00	2009-01-01	15.50	2024-01-01	20	3	39,525.00	0.00	13,175.00	0.00	13,175.00
	Asphalt Pavement, Path Repairs and Seal Cost										
	2,550.00	2019-01-01	2.20	2024-01-01	5	0	5,610.00	5,610.00	0.00	0.00	0.00
	Light Poles and Fixtures										
	12.00	2024-01-01	800.00	2024-01-01	25	23	9,600.00	0.00	417.39	0.00	417.39
	Pipes, Subsurface Utilities, Partial Replacements										
	1.00	2024-01-01	10,000.00	2024-01-01	5	3	10,000.00	0.00	3,333.33	20,072.84	23,406.17
	RESERVE NOTES: From Carports and Docks										
	Totals:						2,128,295.00	318,437.13			218,326.30