

Village at Swinton Square Condominium Association, Inc.
PROPOSED OPERATING BUDGET FOR FISCAL YEAR 2026
January 1, 2026 Through December 31, 2026

	APPROVED BUDGET 2025	ACTUAL EXPENSES AS OF 6/30/25	PROPOSED BUDGET 2026
	FULLY FUNDED	FULLY FUNDED	FULLY FUNDED
Income Accounts	RESERVES	RESERVES	RESERVES
Maintenance Assessment	\$ 735,060	\$ 367,530	\$ 739,010
Fund Balance Brought Forward	\$ -	\$ -	\$ -
Unbudgeted Income	\$ -	\$ 2,817	\$ -
Investment Income	\$ -	\$ -	\$ -
Total Income	\$ 735,060	\$ 370,346	\$ 739,010
Utilities			
Electricity	\$ 25,000	\$ 12,930	\$ 26,500
Water, Sewer, Trash, Recycling	\$ 88,000	\$ 41,998	\$ 90,500
Cable	\$ 132,300	\$ 58,962	\$ 139,000
Total Utilities	\$ 245,300	\$ 113,890	\$ 256,000
Building Maintenance			
General Repairs & Maintenance	\$ 12,000	\$ 5,289	\$ 12,000
Roof Repairs	\$ -	\$ -	\$ -
Janitorial/Handyman	\$ 8,269	\$ 3,531	\$ 8,269
Maintenance Supplies	\$ 2,000	\$ 1,398	\$ 2,500
Total Building Maintenance	\$ 22,269	\$ 10,217	\$ 22,769
Grounds Maintenance			
Landscape Maintenance	\$ 41,013	\$17,741.38	\$ 42,000
Pest Control and Fertilization	\$ 13,230	\$12,694.08	\$ 13,230
Rust Prohibitor	\$ 3,308	\$1,680.00	\$ 3,400
Landscape Replacement	\$ 10,500	\$11,878.00	\$ 20,500
Irrigation Repair/Maintenance	\$ 2,000	\$30.00	\$ 750
Landscape Mulch	\$ 12,000	\$11,025.00	\$ 12,300
Tree Trimming	\$ 15,000	\$9,175.00	\$ 14,800
Pressure Cleaning	\$ 5,175	\$0.00	\$ 5,175
Pool Maintenance/Supplies	\$ 4,500	\$3,491.81	\$ 5,700
Pool Repairs	\$ 1,500	\$447.50	\$ 1,500
Total Grounds Maintenance	\$ 108,226	\$ 50,421	\$ 119,355
Management			
Management Fees	\$ 34,584	\$ 17,292	\$ 35,622
Rental Expense	\$ -	\$ -	\$ -
Admin/Office Expense	\$ 5,000	\$ 6,283	\$ 7,250
Bank Charges	\$ 50	\$ -	\$ 50
Accounting	\$ 6,500	\$ 2,500	\$ 6,500
Legal	\$ 12,500	\$ 4,263	\$ 10,000
Annual Corporate Report Fee	\$ 300	\$ 261	\$ 470
Taxes/Licenses/Fees	\$ 2,000	\$ 1,896	\$ 2,000
Insurance	\$ 155,000	\$ 76,837	\$ 137,000
Contingency	\$ 10,000	\$ -	\$ 10,000
Reserve Study	\$ -	\$ -	\$ -
Bad Debt	\$ 5,000	\$ 2,500	\$ 5,000
Total Management	\$ 230,934	\$ 111,832	\$ 213,892
Total Expenses	\$ 606,729	\$ 286,361	\$ 612,016
Reserves	\$ 128,331	\$ 64,165	\$ 126,994
Total Expense W/ Reserves	\$ 735,060	\$ 350,526	\$ 739,010

Updated Monthly Assessments
Avalon
Brigantine

Old
667.58
624.56

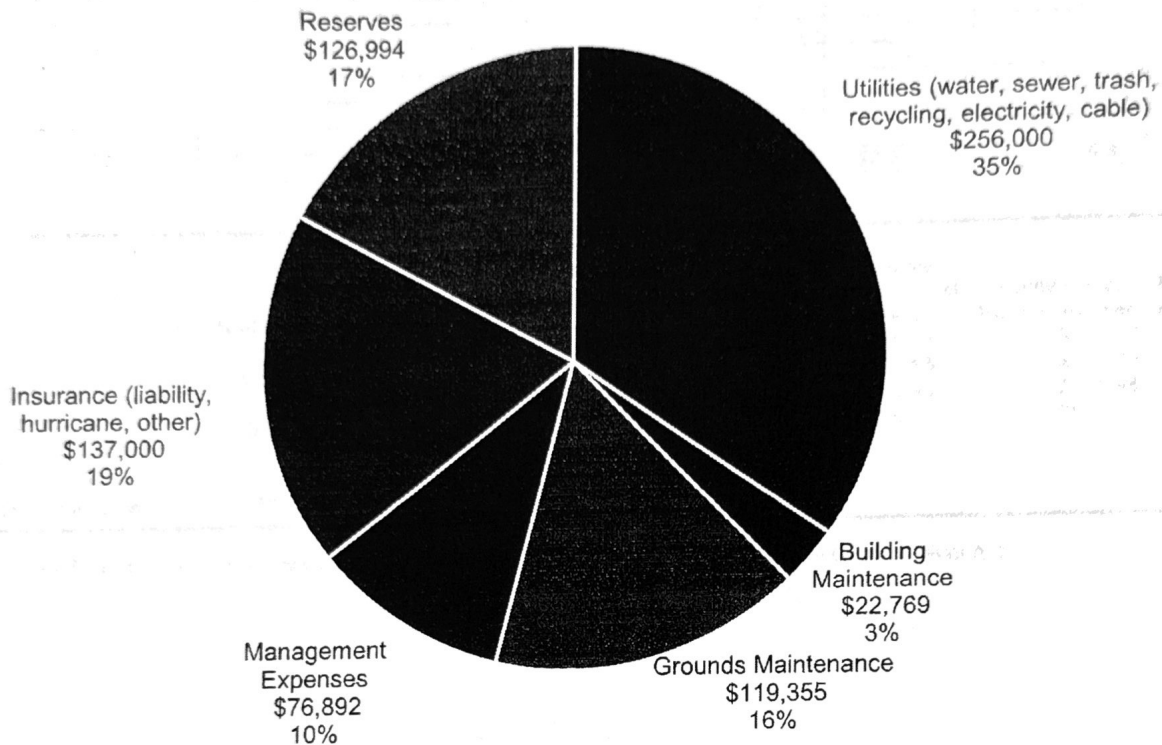
New
\$670.62
\$627.80



Proposed 2026 Maintenance Schedule

	% of Ownership	# of Units	2025 Maintenance	2026 Maintenance	\$ Δ	% Δ
Avalon	17.7528%	16	\$ 667.58	\$ 670.62	\$ 3.04	0.45%
Brigantine	65.5306%	64	\$ 624.56	\$ 627.80	\$ 3.24	0.52%
Cape May	8.1228%	10	\$ 518.26	\$ 521.98	\$ 3.72	0.72%
Cape May II	8.5938%	10	\$ 541.92	\$ 545.53	\$ 3.61	0.67%

Composition of Maintenance Fee



Your 2026 Maintenance Includes:

1. Exterior hurricane, general liability, and property insurance for our community
2. Landscaping maintenance, ongoing beautification, and irrigation repairs
3. Irrigation throughout our community (electricity, pump maintenance, anti-rust treatment)
4. Pool maintenance (electricity, chemicals, pool cleaning service)
5. Janitorial services and supplies to maintain gym and restrooms
6. Pet dispenser supplies and regular waste bin management
7. Street light maintenance and electricity to keep our streets lit
8. Xfinity X1 including 2 TVs and Xfinity Performance Internet (all-inclusive including equipment)
9. Water, sewer, trash, and recycling services for each unit
10. Management services (bookkeeping, accounting, property management, legal)

The Village at Swinton Square Condominium Association, Inc.
PROPOSED RESERVE SCHEDULE (FULLY FUNDED @ 100%)
January 1, 2026 Through December 31, 2026

Account Description	Estimated Useful Life	Estimated Replacement Cost	Estimated Remaining Useful Life	Estimated Balance 12/31/2025	Amount To Fund	Annual Budget Amount 2026	Monthly Reserve 2026
Roof	30	\$3,000,000	29	\$172,500	\$2,827,500	\$97,500	\$8,125
Paving	8	\$25,000	8	\$0	\$25,000	\$3,500	\$292
Paint	8	\$150,000	6	\$41,647	\$108,353	\$16,334	\$1,361
Pool - Resurfacing	10	\$8,000	3	\$5,879	\$2,185	\$728	\$61
Pool - Chiller/Heater	10	\$6,000	1	\$5,246	\$754	\$754	\$63
Pool - Pabo Furniture	15	\$15,000	1	\$11,131	\$3,869	\$3,869	\$322
Irrigation	10	\$5,000	8	\$1,200	\$3,800	\$646	\$54
Backflow Valves	10	\$20,000	9	\$8,603	\$11,397	\$1,500	\$125
Cabana Painting	8	\$1,200	0	\$0	\$1,200	\$0	\$0
Cabana HVAC	10	\$8,500	1	\$7,428	\$1,072	\$1,072	\$89
Cabana Equipment	10	\$15,000	0	\$15,000	\$0	\$0	\$0
Playground	15	\$15,000	10	\$4,091	\$10,909	\$1,091	\$91
Interest Income							
Total Reserve Required		\$3,268,700		\$272,725	\$2,996,039	\$126,994	\$10,583

	% of Ownership	# of Units	Monthly Reserve Fee Per Unit	Monthly Operating Fee Per Unit	Monthly Cable/Internet Fee Per Unit	Monthly Total Maintenance Fee	Monthly Total Per Unit Type
Avalon	17.7528%	16	\$117.42	\$437.36	\$115.83	\$670.62	\$10,730
Brigantine	65.5306%	64	\$108.36	\$403.61	\$115.83	\$627.80	\$40,179
Cape May	8.1228%	10	\$85.96	\$320.18	\$115.83	\$521.98	\$5,220
Cape May II	8.5938%	10	\$90.95	\$338.75	\$115.83	\$545.53	\$5,455
Maintenance Fee Income	\$739,010						

NOTE: Bulk Cable TV and Internet will now be allocated on a per unit basis to align with the Florida Condominium Act.