

**Waterfront on Venice Island Building C Association, Inc.**  
**Approved Budget**  
**January 1, 2026 - December 31, 2026**

	2025 Approved Budget	2026 Approved Budget
<b>INCOME</b>		
5010 Maintenance Fees	241,740	263,950
5011 Reserve Assessments	79,735	83,721
5015 Master Association Fees	71,328	83,882
5020 FOB's and Parking Permits	0	0
5025 Late Fees	0	0
5030 Sales, Lease & Amenity Center Fees	0	0
5050 Operating Bank Interest	0	0
5055 Reserve Bank Interest	322	0
<b>TOTAL INCOME</b>	<b>393,125</b>	<b>431,553</b>
<b>EXPENSE</b>		
<b>REPAIRS &amp; MAINTENANCE</b>		
7210 Repairs & Maintenance	35,000	35,000
7215 AAON Repairs	3,500	3,500
7220 Water Pump Repairs	2,600	2,600
7225 Pest Control	1,000	1,000
7230 Fire & Security Alarm	2,000	2,000
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>44,100</b>	<b>44,100</b>
<b>MASTER ASSOCIATION FEES</b>		
7410 Master Association Fees	70,856	83,882
<b>TOTAL MASTER ASSOCIATION FEES</b>	<b>70,856</b>	<b>83,882</b>
<b>UTILITIES</b>		
7510 Water/Sewer	32,000	32,000
7520 Electric	16,800	18,500
7530 Trash Removal	4,000	7,350
7540 Entry Phone	2,600	3,750
<b>TOTAL UTILITIES</b>	<b>55,400</b>	<b>61,600</b>
<b>ELEVATORS</b>		
7610 Elevator Contract	11,084	12,600
7615 Elevator Repairs	4,500	4,500
7620 Elevator Inspection	75	450
7625 Elevator License	150	150
7630 Elevator Phones	520	520
<b>TOTAL ELEVATORS</b>	<b>16,329</b>	<b>18,220</b>
<b>PAYROLL</b>		
7710 Maintenance Personnel	12,000	18,500
<b>TOTAL PAYROLL</b>	<b>12,000</b>	<b>18,500</b>
<b>ADMINISTRATIVE</b>		
7810 Insurance	75,711	78,700
7812 Insurance-Flood	13,642	17,700
7820 Legal/Professional	4,000	2,500
7825 Accounting Services	0	350
7830 Division Fees	150	150
7835 Licenses/Permits/Fees	200	250
7845 Miscellaneous Administration	0	0
7870 Mangement fee	19,080	20,220
7880 Office Supplies/Postage/Etc.	750	1,485
7885 Bank Service Fees/Coupon Books	175	175
<b>TOTALADMINISTRATIVE</b>	<b>113,708</b>	<b>121,530</b>
<b>OTHER</b>		
7990 Transfer to Reserves	74,868	83,721
<b>TOTAL OTHER</b>	<b>74,868</b>	<b>83,721</b>
<b>TOTAL EXPENSES</b>	<b>392,021</b>	<b>431,553</b>

Total Units            34  
Times Paid Per Year    4

**Waterfront on Venice Island Building C Association, Inc.**  
**Approved Budget**  
**January 1, 2026 - December 31, 2026**

**2025 ASSESSMENTS - Pooled Reserves**

<i>UNIT ASSESSMENT - QUARTERLY</i>				Master	Maintenance	Reserve	Total
10	ANTIGUA	0.0319		\$521.00	\$1,975.97	\$602.10	\$3,099.07
2	ANTINGUA II	0.0305		\$521.00	\$1,887.40	\$574.88	\$2,983.28
4	GRAND CAYMAN	0.0340		\$521.00	\$2,100.51	\$639.37	\$3,260.88
16	MONTEGO	0.0258		\$521.00	\$1,599.07	\$487.28	\$2,607.35
2	ST. MARTEN	0.0355		\$521.00	\$2,024.79	\$595.53	\$3,141.32
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34		100.00%					

**2026 ASSESSMENTS - Pooled Reserves**

<i>UNIT ASSESSMENT - QUARTERLY</i>				MASTER	Maintenance	Reserve	Total
10	ANTIGUA	0.0319		\$616.78	\$2,114.51	\$667.68	<b>\$3,398.97</b>
2	ANTINGUA II	0.0305		\$616.78	\$2,020.65	\$638.37	<b>\$3,275.80</b>
4	GRAND CAYMAN	0.0340		\$616.78	\$2,253.87	\$711.63	<b>\$3,582.28</b>
16	MONTEGO	0.0258		\$616.78	\$1,710.88	\$540.26	<b>\$2,867.92</b>
2	ST. MARTEN	0.0355		\$616.78	\$2,205.76	\$743.03	<b>\$3,565.56</b>
<hr/>							
34		100.00%					

**WATERFRONT ON VENICE ISLAND BUILDING C**  
**APPROVED BUDGET FOR THE PERIOD**  
**January 1, 2026 - December 31, 2026**  
**DESIGNATED RESERVES**

PERCENT  
 FUNDING  
 100.00%

		1	2	3	4	5	6	7	8	9	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ESTIMATED RESERVE REQUIREMENT	ANNUAL RESERVE
ACCT#	ASSET										
3500	Pooled Reserve			1,194,218	206,918	79,735	32,553	6,795	260,895		83,721
					0				0		
				<b>1,194,218</b>	<b>206,918</b>	<b>79,735</b>	<b>32,553</b>	<b>6,795</b>	<b>260,895</b>		<b>83,721</b>

Note 1: These reserves are computed using the Pooled method

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements, these figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study

Note 3:

Estimated Life in years	Estimated Remaining Life	Estimated Replacement Cost	Estimated 2026 Reserve Requirement not considering 2025 balance
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Asphalt Roof Coating	10	5	52,500	10,500	
Tile Roof	40	24	101,250	4,219	
Membrane roof replace	10	3	280,000	93,333	
Exterior Paint & Waterproofing	8	8	311,403	38,925	
Access Control Panel	12	11	23,521	2,138	
Domestic water pumps 5 HP	15	8	15,000	1,875	
Security cameras		14	9,470	676	
Fire Alarm System Modernization	20	20	42,399	2,120	
Cleaning of stacks	10	9	25,000	2,778	
AAON System	15	12	73,675	6,140	
Geared elevator - CPU & Driver	25	9	35,000	3,889	
Geared elevator - Cabin remodel & Door	25	9	25,000	2,778	
Geared elevator - motor	25	9	75,000	8,333	
Hydraulic elevator 330A-Inverted Twin Jack	40	24	50,000	2,083	
Hydraulic elevator- modernization	25	9	75,000	8,333	

**TOTALS** **1,194,218** **188,121**

**Waterfront Building C Major Repairs & Replacement Fund**  
**Summary of Assessments and Expenditures at December 31,2026**

Year	Reserves at Beginning of Year	Annual Reserve Assessment Increasing at 5%	Annual Expenditures Inflation 3%	Income Earned .5%	Reserves End of Year
2018	68,000.00	42,000.00	64,598	555.00	45,957.00
2019	45,957.00	45,313.00	32,991	573.23	58,852.23
2020	58,852.23	46,368.79	73,675	346.79	31,892.81
2021	31,892.81	47,574.38	3,150	211.99	76,529.18
2022	76,529.18	55,922.32	50,000	497.91	82,949.41
2023	82,949.41	355,879.96	334,454	1,974.21	106,349.57
2024	129,349.57	74,868.08	-	2,098.81	206,316.46
2025	206,316.46	79,734.50	10,932	5,398.62	280,517.59
<b>2026</b>	<b>280,517.59</b>	<b>83,721.23</b>	<b>-</b>	<b>5,600.00</b>	<b>369,838.82</b>
2027	369,838.82	87,907.29	280,000	787.17	178,533.28
2028	178,533.28	93,621.27	100,000	1,195.41	173,349.95
2029	173,349.95	99,706.65	-	1,286.42	274,343.02
2030	274,343.02	106,187.58	-	1,718.46	382,249.06
2031	382,249.06	113,089.77	51,696	2,163.72	445,806.55
2032	445,806.55	120,440.61	238,094	2,369.87	330,523.02
2033	330,523.02	128,269.25	459,932	2,057.23	917.50
2034	917.50	136,606.75	-	2,359.22	139,883.47
2035	139,883.47	145,486.19	109,039	2,854.89	179,185.55
2036	179,185.55	152,760.50	-	2,179.20	334,125.25
2037	334,125.25	160,398.52	73,101	2,298.02	423,720.79
2038	423,720.79	168,418.45	-	2,310.24	594,449.48
2039	594,449.48	176,839.37	-	2,686.40	773,975.24
2040	773,975.24	185,681.34	-	3,249.97	962,906.55
2041	962,906.55	194,965.40	-	3,401.00	1,161,272.96
2042	1,161,272.96	204,713.67	69,110	3,997.13	1,300,873.39
2043	1,300,873.39	214,949.36	550,841	4,611.30	969,593.05
2044	969,593.05	225,696.83	169,762	5,243.99	1,030,771.49
2045	1,030,771.49	236,981.67	45,445	4,981.73	1,227,289.89
2046	1,227,289.89	248,830.75	19,572	3,958.23	1,460,506.87
2047	1,460,506.87	261,272.29	278,828	4,272.22	1,447,223.37
2048	1,447,223.37	274,335.90	14,016	4,432.68	1,711,975.95
2049	1,711,975.95	288,052.70	89,198	5,082.95	1,915,914.10
2050	1,915,914.10	302,455.33	-	4,699.18	2,223,068.61
2051	2,223,068.61	317,578.10	-	5,452.30	2,546,099.01
	2,546,099.01	3,281,135.15	3,118,434	83,788.50	2,792,588.41
			311403		
			3,429,837		