

Villa D'Este Section B Condominium Association
Approved Budget
January 1, 2026 to December 31, 2026

	2025 Approved Budget	2026 Approved Budget
Income		
6310 · Maintenance Fee Income	\$ 265,480	\$ 275,204
6315 · Reserve Fee Income	\$ 173,000	\$ 74,284
6320 · Interest Income	\$ -	\$ -
6330 · Late Fee	\$ -	\$ -
6340 · Rental/Sale App Fees	\$ -	\$ -
Total Income	\$ 438,480	\$ 349,488
Administrative		
7015 · Property Management Fees	\$ 12,720	\$ 14,000
7020 · Insurance Package	\$ 95,172	\$ 63,000
7030 · Accounting	\$ 300.00	500
7035 · Legal	\$ 3,000	\$ 3,500
7041 · License/Corp Fees	\$ 519	\$ 519
7050 · Administrative Fees	\$ 2,000	\$ 4,000
7060 · Loan Payment (Pursuing for funding reserves)	\$ 58,600	\$ 74,000
Total Administrative	\$ 172,311	\$ 159,519
Grounds		
8210 · Lawn Care Contract	\$ 9,000	\$ 12,150
8220 · Irrigation Maint/Repair	\$ 3,000	\$ 4,000
8260 · Tree Trim	\$ 3,000	\$ 4,000
Total Grounds	\$ 15,000	\$ 20,150
Repairs & Maintenance		
8710 · Building Maintenance	\$ 6,000	\$ 14,435
8712 · Cleaning	\$ 5,000	\$ 5,000
8713 · VDE Common/Shared Expenses	\$ 12,000	\$ 14,400
8750 · Pest	\$ 3,000	\$ 3,000
8755 · Elevator Contract	\$ 2,000	\$ 3,000
8757 · Elevator Inspection	\$ 200	\$ 700
8758 · Elevator Phone	\$ 969	\$ 1,000
8771 · Fire Maintenance	\$ 5,000	\$ 8,000
Total Repairs & Maintenance	\$ 34,169	\$ 49,535
Reserve Contribution		
NEW · SIRS RESERVE REQUIREMENT	\$ 173,000	\$ 41,296
NEW · WAIVABLE Reserve Requirement	\$ -	\$ 32,988
Total Reserve Contribution	\$ 173,000	\$ 74,284
Utilities		
8610 · Water & Sewer	\$ 43,000	\$ 45,000
8640 · Electric	\$ 1,000	\$ 1,000
Total Utilities	\$ 44,000	\$ 46,000
Total Expense	\$ 438,480	\$ 349,488

ASSESSMENT - QUARTERLY	2025	2026
MAINTENANCE	\$ 1,843.61	\$ 1,911.14
RESERVES	\$ 1,201.39	\$ 515.86
TOTAL	\$ 3,045.00	\$ 2,427.00

Total Units 36
Times Paid Per Year 4

Villa D'Este Section B Condominium Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2026 - December 31, 2026
 DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%
SIRS

		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	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
SIRS REQUIRED RESERVE FUNDING - NON WAIVABLE & MUST BE FUNDED AT 100%											
5300	Roof	30	30	421,250	36,915	54,500	25,000	0	66,415	354,835	11,828
5320	Paint	10	10	82,250	2,457	79,793	82,250	0	0	82,250	8,225
5340	Plumbing	40	17	40,000	5,007	555	0	0	5,562	34,438	2,026
5342	Common Exterior Doors	50	7	20,000	0	2,500	0	0	2,500	17,500	2,500
5344	HVAC Racks	42	42	18,000	0	18,000	18,000	0	0	18,000	429
5346	Concrete Restoration (Structural Long Term)	30	28	75,000	0	2,586	0	0	2,586	72,414	2,586
5350	Concrete Restoration (Structural Short Term)	42	4	75,000	27,919	9,375	0	5,661	42,955	32,045	8,011
5355	Walkway Waterproofing	10	4	12,900	0	2,580	0	0	2,580	10,320	2,580
5360	Electrical Services	60	17	20,000	0	1,111	0	0	1,111	18,889	1,111
5365	Fire Safety - FACP A/V Alarm	15	9	20,000	0	2,000	0	0	2,000	18,000	2,000
5490	Interest				3,802	1,858	0	-5,661	0	0	0
				784,400	76,100	174,858	125,250	0	125,709	658,691	41,296

		1	2	3	4	5	6	7	8	9	10	OPTIONAL FUNDING 0.00% WAIVABLE
		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	ADDITIONAL RESERVE REQUIREMENT	REDUCED FUNDING OPTION	
RESERVE ACCOUNTS FOR OPTIONAL FUNDING - WAIVABLE & REDUCED FUNDING OPTION												
5310	Elevator	25	9	85,000	14,645	0	0	0	14,645	70,355	17,589	
5330	Pavement/Roads	30	4	58,700	-2,894	0	0	0	-2,894	61,594	15,399	
5370	Railings Lanais	50	7	90,000	0	0	0	0	0	90,000	0	
5375	Railings Walkways	42	1	120,000	0	0	0	0	0	120,000	0	
				353,700	11,751	0	0	0	11,751	341,949	32,988	
GRAND TOTALS FOR REQUIRED + WAIVABLE ACCOUNTS												
				1,138,100	87,851	174,858	125,250	0	137,460	1,000,640	74,284	

- Note 1: Effective 12/31/2024, under new Building Safety Act (SB-4D), condominiums will no longer be able to partially fund or waive funding.
- Note 2: Sections 718.103(25) and 719.103(24), Florida Statutes, now require the condominium or cooperative association to obtain a Structural Integrity Reserve Study (SIRS). The study will identify specific required reserve categories & must be completed by 12/31/2024 for all condos (3 stories or higher)
- Note 3: Moved interest to 5350 as usable funds
- Note 4: Account 5350 RENAME from Capital Improvements to Concrete Restoration (Structural Short Term)
- Note 5: Data & new account categories provided by Staebler Appraisal & Consulting SIRS study for FY 2025 completed in 2024
- Note 6: Funding for 2025 by Owner Assessments is \$173,000 (difference to be funded by loan for roof replacement in 2025)