

Bal Harbor Condominium Association

2026 Budget

	Last Year's Budget	08/31/25 YTD	Est. Last Years Total	This Years Budget	Units: 27.00	
					Per Unit/ Yr	Per Unit /Month
Required Maintenance Fees	277,020.00	184,680.00	277,020.00	278,640.00	10,320.00	860.00
Other Income						
43260 · Reserve Interest Income	2,000.00	3,452.54	5,178.81	3,500.00	129.63	10.80
43285 · Operating Interest Income	500.00	1,425.36	2,138.04	1,500.00	55.56	4.63
Expenses						
67540 · Insurance Building	84,000.00	51,535.52	76,985.16	0.00	0.00	0.00
67541 · Flood Insurance	60,967.50	59,343.00	59,343.00	60,129.30	2,227.01	185.58
67542 · Workmans Comp	0.00	0.00	0.00	509.00	18.85	1.57
67543 · Hazard Insurance	0.00	0.00	0.00	56,468.60	2,091.43	174.29
67544 · Directors & Officers Liab	0.00	0.00	0.00	1,089.71	40.36	3.36
67545 · Umbrella	0.00	0.00	0.00	1,667.19	61.75	5.15
67546 · General Liability	0.00	0.00	0.00	9,202.21	340.82	28.40
67110 · Lawn Maintenance Contract	21,840.00	15,288.00	22,932.00	23,000.00	851.85	70.99
67120 · Lawn Insecticide/Fertilize	0.00	0.00	0.00	0.00	0.00	0.00
67123 · Irrigation Repairs	1,100.00	26.64	26.64	750.00	27.78	2.31
67125 · Plant and Palm Fertilization	0.00	158.94	158.94	250.00	9.26	0.77
67130 · Lawn and Ground Supplies	0.00	67.32	67.32	100.00	3.70	0.31
67150 · Replace Plants and Trees	1,000.00	2,616.44	2,616.44	2,000.00	74.07	6.17
67180 · Pest Control-Rat Traps Contract	840.00	420.00	840.00	840.00	31.11	2.59
67310 · Pool Service Contract	3,780.00	2,940.00	3,960.00	3,960.00	146.67	12.22
67320 · Pool Supplies & Repairs	1,500.00	490.00	735.00	1,000.00	37.04	3.09
65100 · Property Management Fees	5,728.86	3,819.28	5,728.92	5,904.00	218.67	18.22
65101 · Bank Fees	125.00	50.00	125.00	125.00	4.63	0.39
65102 · Postage and Office Supplies	200.00	120.93	181.40	200.00	7.41	0.62
65103 · Legal	2,500.00	2,763.84	2,800.00	2,500.00	92.59	7.72
65110 · Tax Prep/Accounting	250.00	710.00	710.00	450.00	16.67	1.39
67550 · DBPR Fees	108.00	0.00	108.00	108.00	4.00	0.33
67552 · Income Taxes	500.00	440.00	440.00	500.00	18.52	1.54
76551 · Corporate Report	61.25	61.25	61.25	61.25	2.27	0.19
76552 · Website	0.00	0.00	0.00	400.00	14.81	1.23
67250 · Fire Extingusher Repairs	750.00	1,539.17	1,539.17	1,500.00	55.56	4.63
67350 · Repairs and Maint. Building	7,500.00	2,735.40	4,103.10	5,000.00	185.19	15.43
67351 · Building Roof Cleaning	0.00	0.00	0.00	5,000.00	185.19	15.43
67352 · Dock and Piling Repair	0.00	0.00	0.00	18,000.00	666.67	55.56
67410 · Electric	4,500.00	3,205.43	4,808.15	5,000.00	185.19	15.43
67420 · Water Sewer Trash	46,500.00	22,076.81	33,115.22	42,000.00	1,555.56	129.63
69100 · Beautification Committee	0.00	0.00	0.00	2,500.00	92.59	7.72
69110 · Pool Committee/Hospitality	0.00	0.00	0.00	1,000.00	37.04	3.09
69120 · General Improvements	0.00	0.00	0.00	3,000.00	111.11	9.26
97600 · Contingency	2,876.38	0.00	0.00	220.92	8.18	0.68
97710 · Reserve Expense	32,893.01	21,928.72	32,893.08	29,204.82	1,081.66	90.14
Total Expenses	279,520.00	192,336.69	254,277.78	283,640.00	10,505.19	875.43
Surplus/(Deficit)	0.00	(2,778.79)	30,059.08	0.00		

Tax prep has 2023 and 2024 in the \$710. Water was estimated at \$3500 mo.

Bal Harbor Condominium Association

2026 Reserve Schedule

Reserve Account	Est. Cost to Replace	Est. Balance Last Year	Est. Balance Needed	Est. Expected Life	Est. Years Remaining	Contribution	Monthly Amount
Asphalt Resurfacing	34,000.00	17,000.00	17,000.00	25	25	680.00	56.67
Asphalt Resealing	5,000.00	1,332.33	3,667.67	6	6	611.28	50.94
Roof	800,000.00	109,509.43	690,490.57	30	29	23,810.02	1,984.17
Exterior Paint	55,000.00	34,483.60	20,516.40	8	5	4,103.28	341.94
Pool Deck	16,777.76	16,777.76	0.00	25	10	0.00	0.00
Pool Resurfacing	25,000.00	25,000.00	0.00	25	9	0.00	0.00
Driveway/Concrete Repairs	10,000.00	10,000.00	0.00	5	5	0.00	0.00
Dock/Piling Repairs	17,778.00	17,777.76	0.24	20	1	0.24	0.02
Reserves	963,555.76	231,880.88	731,674.88			29,204.82	2,433.73