

December 31, 2025

ORCHID COVE CONDOMINIUM ASSN, INC.

2025 APPROVED BUDGET AND ESTIMATED EXPENSES

PROPOSED BUDGET FOR THE PERIOD

JANUARY 1, 2026 TO DECEMBER 31, 2026

RESERVE
FUNDING
100.00%

	2025	2026
	APPROVED BUDGET	PROPOSED BUDGET
REVENUES		
5010 MAINTENANCE	\$202,053	\$197,710
5030 APPLICATION FEES	400	
5050 INTEREST INCOME		
SUBTOTAL REVENUE	202,453	197,710
RESERVES	61,850	89,330
TOTAL REVENUE	\$264,303	\$287,040

EXPENSES AND RESERVES		
CURRENT EXPENSES - SCHEDULE A	\$202,453	\$197,710
RESERVES	\$61,850	\$89,330
TOTAL EXPENSES AND RESERVES	\$264,303	\$287,040

UNIT ASSESSMENT - QUARTERLY		
MAINTENANCE ASSESSMENT	\$1,053	\$1,030
RESERVE ASSESSMENT	\$322	\$465
TOTAL ASSESSMENT	\$1,375	\$1,495

NUMBER OF UNITS 48
PAYMENTS PER YEAR 4

ORCHID COVE CONDOMINIUM ASSN, INC.

2025 APPROVED BUDGET AND ESTIMATED EXPENSES

PROPOSED BUDGET FOR THE PERIOD

JANUARY 1, 2026 TO DECEMBER 31, 2026

CURRENT EXPENSES		2025	2026
		APPROVED BUDGET	PROPOSED BUDGET
7010	WATER / SEWER	2,200	2,200
7020	BACKFLOWS/TEST & REPAIR	2,000	5,000
7050	ELECTRIC	9,000	9,200
7140	FIRE ALARM PANEL/SANDPIPES/EXTINGUISHERS	6,000	6,000
7150	INSURANCE	87,000	59,000
7210	PEST CONTROL	3,000	3,000
7225	PRESSURE CLEANING	3,000	3,000
7240	LANDSCAPING MAINTENANCE CONTRACT	26,304	44,220
7245	LANDSCAPING / PLANTS - TREES - SOD	5,000	5,000
7255	MULCH	3,000	5,000
7270	TREE TRIMMING	2,800	2,800
7280	IRRIGATION MAINTENANCE	2,180	2,300
7310	POOL MAINTENANCE CONTRACT	5,500	6,113
7330	POOL SUPPLIES & REPAIR	1,300	1,865
7340	POOL FUEL	4,500	5,500
7350	GENERAL MAINTENANCE/REPAIRS	15,000	10,000
7395	ROOF REPAIRS	0	0
7400	JANITORIAL SERVICES CONTRACT	3,000	3,000
7460	LEGAL FEES/PROFESSIONAL	3,000	3,000
7470	ACCOUNTING FEES (TAX PREP)	295	295
7480	MANAGEMENT FEES	9,057	9,510
7490	OFFICE EXPENSES (POSTAGE - PRINTING - STORAGE)	2,300	3,940
7495	BANK FEES & COUPON BOOKS	385	385
7500	LICENSES & PERMITS (POOLS)	190	190
7510	DIVISION FEES	192	192
7570	CONTINGENCY	7,000	7,000
7595	RESERVE STUDY	0	0
TOTAL EXPENSES		\$203,203	\$197,710

December 31, 2025

SCHEDULE B

ORCHID COVE CONDOMINIUM ASSN, INC.

JANUARY 1, 2026 TO DECEMBER 31, 2026

DESIGNATED RESERVES

POOLED RESERVES

RESERVE
FUNDING
100.00%

		1	2	3	4	5	6	7	9
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2025	ASSESSMENTS COLLECTED 2025	ESTIMATED EXPENDITURES 2025	ESTIMATED BALANCE 1/1/2026	ANNUAL RESERVE REQUIRED
ACCT#	Reserve								
3600	POOLED RESERVES				194,209		0	297,745	89,330
	TOTAL			0	194,209	0	0	297,745	89,330
3607	UNALLOCATED INTEREST				0	0	0	2,761	
					194,209	0	0	300,506	