

Pelican Landing Condominium Association of Charlotte County, Inc.

Approved Budget

January 1, 2026 - December 31, 2026

	2023 Approved Budget	2024 Approved Budget	2025 Approved Budget	2026 Approved Budget	Large YOY Changes
<b>INCOME</b>					
5010 Operating Assessments	\$ 592,316	\$ 694,164	\$ 720,229	\$ 776,475	
5015 Reserve Assessments	\$ 205,684	\$ 226,476	\$ 217,211	\$ 233,337	
<b>TOTAL INCOME</b>	<b>\$ 806,138</b>	<b>\$ 920,640</b>	<b>\$ 937,440</b>	<b>\$ 1,009,812</b>	<b>7%</b>
<b>EXPENSE</b>					
<b>ADMINISTRATIVE</b>					
7110 Accounting	\$ 2,510	\$ 3,000	\$ 3,000	\$ 2,000	-50%
7115 Condominium Fee	\$ 336	\$ 336	\$ 336	\$ 336	
7120 Management Fees	\$ 19,188	\$ 22,000	\$ 22,000	\$ 22,920	
7125 Office Expenses	\$ 7,044	\$ 5,008	\$ 6,473	\$ 8,600	25%
7130 Dues, Licenses, Permits	\$ 1,162	\$ 2,000	\$ 2,000	\$ 1,600	-25%
7135 Insurance - Flood	\$ 72,028	\$ 86,000	\$ 76,000	\$ 79,633	
7140 Insurance - Gen/Wind/Umbrella/WC	\$ 199,410	\$ 270,000	\$ 280,000	\$ 290,000	
7145 Legal	\$ 5,502	\$ 10,000	\$ 5,000	\$ 10,000	50%
7150 Payroll - Taxes	\$ 3,313	\$ 4,200	\$ 5,200	\$ 5,400	4%
7155 Payroll - Wages	\$ 42,672	\$ 47,800	\$ 58,300	\$ 61,000	4%
7160 Debt Service - Loan Repayment	\$ 34,366	\$ 34,366	\$ 34,366	\$ 34,366	
7165 Debt Service - Line of Credit	\$ -	\$ -	\$ -	\$ -	
<b>NEW ITEM - 7170 - Accounting Audit</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>100%</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 387,532</b>	<b>\$ 484,710</b>	<b>\$ 492,675</b>	<b>\$ 520,855</b>	<b>5%</b>
<b>GROUNDS &amp; BUILDING MAINTENANCE</b>					
7210 Landscape - Contract	\$ 19,753	\$ 40,854	\$ 40,854	\$ 42,000	
7215 Landscape - Other	\$ 13,958	\$ 8,000	\$ 8,000	\$ 8,000	
7220 Landscape - Palm/Mangrove	\$ 2,300	\$ 7,000	\$ 7,500	\$ 7,500	
7225 Pest Control	\$ 3,982	\$ 4,800	\$ 5,400	\$ 5,400	
7230 Building Maintenance	\$ 13,380	\$ 20,000	\$ 25,000	\$ 32,500	23%
7235 Elevator Contract & Maintenance	\$ 12,646	\$ 13,000	\$ 13,000	\$ 11,520	-13%
7240 Fire Alarm Maintenance	\$ 1,153	\$ 2,400	\$ 2,400	\$ 7,950	70%
7245 Pool Maintenance	\$ 7,935	\$ 4,500	\$ 4,500	\$ 4,500	
7250 Pool/Spa Contract	\$ 5,400	\$ 5,400	\$ 5,400	\$ 6,600	18%
7255 Security	\$ -	\$ -	\$ 3,000	\$ 8,000	63%
7270 Hurricane Recovery	\$ -	\$ -	\$ -	\$ -	
<b>NEW ITEM - 7223 Landscape - Materials &amp; Supplies</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>100%</b>
<b>TOTAL GROUNDS &amp; BUILDING MAINTENANCE</b>	<b>\$ 80,508</b>	<b>\$ 105,954</b>	<b>\$ 115,054</b>	<b>\$ 143,970</b>	<b>20%</b>
<b>UTILITIES</b>					
7310 Electric	\$ 24,648	\$ 25,000	\$ 28,000	\$ 28,000	
7315 Water/Sewer	\$ 59,746	\$ 67,500	\$ 72,000	\$ 72,000	
7320 Telephone	\$ 5,682	\$ 6,256	\$ 6,550	\$ 9,500	31%
7325 WIFI (Clubhouse)	\$ 524	\$ 744	\$ 950	\$ 950	
<b>TOTAL UTILITIES</b>	<b>\$ 90,601</b>	<b>\$ 99,500</b>	<b>\$ 107,500</b>	<b>\$ 110,450</b>	<b>3%</b>
<b>OTHER</b>					
9010 Transfer to Reserves	\$ 212,813	\$ 226,476	\$ 217,211	\$ 233,337	
9015 Contingency	\$ -	\$ 4,000	\$ 5,000	\$ 1,200	
<b>TOTAL OTHER</b>	<b>\$ 212,813</b>	<b>\$ 230,476</b>	<b>\$ 222,211</b>	<b>\$ 234,537</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 771,453</b>	<b>\$ 920,640</b>	<b>\$ 937,440</b>	<b>\$ 1,009,812</b>	<b>7%</b>
<b>MONTHLY ASSESSMENT</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	
MAINTENANCE	\$ 1,763	\$ 2,066	\$ 2,144	\$ 2,311	
RESERVES	\$ 612	\$ 674	\$ 646	\$ 694	8%
<b>TOTAL</b>	<b>\$ 2,375</b>	<b>\$ 2,740</b>	<b>\$ 2,790</b>	<b>\$ 3,005</b>	<b>\$ 215</b>

Total Units 84  
Times Paid Per Year 4

Presented 10/23/2025

SCHEDULE B

Pelican Landing Condominium Association of Charlotte County, Inc.

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	11	2025		
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST 2026	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	COST/ UNIT/ QTR	ESTIMATED		
ACCT#	ASSET												REPLACEMENT COST	YOY CHANGE	
3510	Roofs	35	28	\$ 623,900	\$ 82,605	\$ 18,045	\$ -	\$ -	\$ 100,650	\$ 523,250	\$ 18,687	\$ 56	\$ 623,900	\$ -	
3520	Tennis Court	7	4	\$ 50,000	\$ 2,123	\$ 1,813	\$ -	\$ -	\$ 3,936	\$ 46,064	\$ 11,516	\$ 34	\$ 13,000	\$ 37,000	
3530	Paint	10	1	\$ 200,000	\$ 101,164	\$ 16,215	\$ -	\$ 26,546	\$ 143,925	\$ 56,075	\$ 56,075	\$ 167	\$ 133,600	\$ 66,400	
3540	Paving	8	8	\$ 200,000	\$ 101,138	\$ 12,500	\$ -	\$ -	\$ 113,638	\$ 86,362	\$ 10,795	\$ 32	\$ 100,000	\$ 100,000	
3550	Elevator	20	20	\$ 510,000	\$ (82,361)	\$ 44,560	\$ -	\$ 18,622	\$ (19,179)	\$ 529,179	\$ 26,459	\$ 79	\$ 668,400	\$ (158,400)	
3560	Pool & Spa	20	15	\$ 75,000	\$ 7,943	\$ 3,315	\$ -	\$ -	\$ 11,258	\$ 63,742	\$ 4,249	\$ 13	\$ 64,300	\$ 10,700	
3570	Deck/Dock/Seawall	25	1	\$ 300,000	\$ 240,737	\$ 9,263	\$ 49,941	\$ -	\$ 200,059	\$ 99,941	\$ 99,941	\$ 297	\$ 250,000	\$ 50,000	
3590	Buildings	30	30	\$ 300,000	\$ 154,345	\$ 111,500	\$ 134,267		\$ 131,578	\$ 168,422	\$ 5,614	\$ 17	\$ 161,000	\$ 139,000	
3600	Interest				\$ 16,846	\$ 9,700		\$ (26,546)	\$ 0						
				\$ 2,258,900	\$ 624,541	\$ 226,911	\$ 184,208	\$ 18,622	\$ 685,866	\$ 1,573,034	\$ 233,337	\$ 694	\$ 2,014,200	\$ 244,700	
				12%	Total Change in Estimated Replacement Cost from 2025 to 2026										