

Grande Isle Towers I & II Condominium Association, Inc.					7	
2026 Approved Budget				112	5	
January 1, 2026 through December 31, 2026						
2025	7/31/2025	12/31/2025		2026	2026	2026
Budget	Actual	Projection		Annual Budget	Monthly Budget	Quarterly Budget
			INCOME			
2,563,000.00	1,495,682.58	2,564,027.28	6310 - Assessment Fees	2,564,000.00	213,666.67	641,000.00
23,000.00	14,341.00	24,584.57	6316 - Parking & Storage Space Assessments	25,000.00	2,083.33	6,250.00
2,586,000.00	1,510,023.58	2,588,611.85	TOTAL ASSESSMENT INCOME	2,589,000.00	215,750.00	647,250.00
			COLLECTIONS INCOME			
0.00	388.32	665.69	6340 - Owners Interest Income	0.00	0.00	0.00
0.00	388.32	665.69	TOTAL COLLECTIONS INCOME	0.00	0.00	0.00
			OTHER INCOME			
0.00	18.06	30.96	6910 - Interest Income	0.00	0.00	0.00
0.00	3,200.00	5,485.71	6920 - Compliance Fees	0.00	0.00	0.00
0.00	3,218.06	5,516.67	TOTAL OTHER INCOME	0.00	0.00	0.00
2,586,000.00	1,513,629.96	2,594,794.22	TOTAL OPERATING INCOME	2,589,000.00	215,750.00	647,250.00
2,586,000.00	1,513,629.96	2,594,794.22	TOTAL INCOME	2,589,000.00	215,750.00	647,250.00
			EXPENSES			
			PROFESSIONAL SERVICES			
40,000.00	23,019.63	39,462.22	7010 - Management Company Fees	35,000.00	2,916.67	8,750.00
1,000.00	0.00	0.00	7020 - Roof & Anchor Inspections	1,000.00	83.33	250.00
5,000.00	0.00	0.00	7025 - Audit & Taxes	5,000.00	416.67	1,250.00
4,000.00	3,430.50	5,880.86	7030 - Legal Fees	6,000.00	500.00	1,500.00
50,000.00	26,450.13	45,343.08	TOTAL PROFESSIONAL SERVICES	47,000.00	3,916.67	11,750.00
			ADMINISTRATIVE & COMMUNITY EXPENSES			
15,000.00	4,806.97	8,240.52	7040 - Office Expense	10,000.00	833.33	2,500.00
1,000.00	1,298.35	2,225.74	7045 - Permits & Licenses	2,000.00	166.67	500.00
2,000.00	188.00	322.29	7050 - Cable TV & Club Room Supplies	2,000.00	166.67	500.00
4,000.00	2,020.24	3,463.27	7055 - Club Events	4,000.00	333.33	1,000.00
1,000.00	0.00	0.00	7060 - Community Events	1,000.00	83.33	250.00
23,000.00	8,313.56	14,251.82	TOTAL ADMINISTRATIVE & COMMUNITY EXPENSES	19,000.00	1,583.33	4,750.00
			PAYROLL & CUSTODIAL EXPENSE			
147,000.00	79,238.98	135,838.25	7210 - Maintenance Compensation	141,000.00	11,750.00	35,250.00
75,000.00	43,651.01	74,830.30	7220 - Custodial Services	77,000.00	6,416.67	19,250.00
0.00	816.65	1,399.97	7230 - Health Benefits	2,000.00	166.67	500.00
222,000.00	123,706.64	212,068.53	TOTAL PAYROLL & CUSTODIAL EXPENSE	220,000.00	18,333.33	55,000.00
			INSURANCE			
1,065,000.00	632,609.56	1,084,473.53	7310 - Insurance Package	1,094,000.00	91,166.67	273,500.00
1,000.00	0.00	0.00	7320 - Workers Compensation	1,000.00	83.33	250.00
1,000.00	0.00	0.00	7330 - Insurance Appraisal	1,000.00	83.33	250.00
1,067,000.00	632,609.56	1,084,473.53	TOTAL INSURANCE	1,096,000.00	91,333.33	274,000.00
			REPAIR & MAINTENANCE EXPENSE			
60,000.00	21,064.31	36,110.25	8010 - Building Repair & Maintenance	61,000.00	5,083.33	15,250.00
10,000.00	5,540.39	9,497.81	8020 - Elevator Repair & Maintenance	5,000.00	416.67	1,250.00
0.00	6,802.43	11,661.31	8030 - Pavement Resurfacing	0.00	0.00	0.00
5,000.00	25,078.82	42,992.26	8040 - Fire System Repair & Maintenance	5,000.00	416.67	1,250.00
4,000.00	553.61	949.05	8045 - Generator Repair & Maintenance	4,000.00	333.33	1,000.00
2,000.00	2,080.00	3,565.71	8050 - Dryer Vent Cleaning & Maintenance	2,000.00	166.67	500.00
5,000.00	0.00	0.00	8055 - Lighting Supplies/Repair/Maint.	5,000.00	416.67	1,250.00
5,000.00	0.00	0.00	8060 - Plumbing Supplies/Repair/Maint.	5,000.00	416.67	1,250.00
10,000.00	6,048.26	10,368.45	8065 - Pool Supplies & Repair	12,000.00	1,000.00	3,000.00
101,000.00	67,167.82	115,144.83	TOTAL REPAIR & MAINTENANCE EXPENSE	99,000.00	8,250.00	24,750.00

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Budget	Actual	Projection		Annual Budget	Monthly Budget	Quarterly Budget
			LANDSCAPING EXPENSE			
48,000.00	27,815.88	47,684.37	8310 - Landscape Contract	48,000.00	4,000.00	12,000.00
4,000.00	2,110.68	3,618.31	8335 - Irrigation Repairs & Maintenance	3,000.00	250.00	750.00
8,000.00	7,624.69	13,070.90	8340 - Other Non-Contract Services	10,000.00	833.33	2,500.00
3,000.00	0.00	0.00	8345 - Other Trimming & Miscellaneous	8,000.00	666.67	2,000.00
63,000.00	37,551.25	64,373.57	TOTAL LANDSCAPING EXPENSE	69,000.00	5,750.00	17,250.00
			CONTRACTED SERVICES EXPENSE			
25,000.00	10,918.64	18,717.67	8410 - Elevator Services	26,000.00	2,166.67	6,500.00
8,000.00	7,083.22	12,142.66	8415 - Fire Protection Services	8,000.00	666.67	2,000.00
25,000.00	47,971.37	82,236.63	8420 - HVAC Services	40,000.00	3,333.33	10,000.00
3,000.00	3,396.81	5,823.10	8425 - Pest Control	4,000.00	333.33	1,000.00
8,000.00	3,366.14	5,770.53	8430 - Pool Maintenance	8,000.00	666.67	2,000.00
3,000.00	0.00	0.00	8435 - Fire Alarm Monitoring	2,000.00	166.67	500.00
10,000.00	0.00	0.00	8440 - Window Cleaning	12,000.00	1,000.00	3,000.00
82,000.00	72,736.18	124,690.59	TOTAL CONTRACTED SERVICES EXPENSE	100,000.00	8,333.33	25,000.00
			UTILITIES EXPENSE			
118,000.00	67,658.44	115,985.90	8510 - Water & Sewer	118,000.00	9,833.33	29,500.00
64,000.00	36,586.86	62,720.33	8520 - Electric Service	66,000.00	5,500.00	16,500.00
41,000.00	20,382.04	34,940.64	8530 - CenturyLink Internet	41,000.00	3,416.67	10,250.00
14,000.00	6,145.21	10,534.65	8550 - Telephone - Elevators/Alarms (Cent Link)	5,000.00	416.67	1,250.00
50,000.00	29,148.95	49,969.63	8565 - Trash & Recycling Services	52,000.00	4,333.33	13,000.00
287,000.00	159,921.50	274,151.14	TOTAL UTILITIES EXPENSE	282,000.00	23,500.00	70,500.00
			STORM LOSS EXPENSES			
56,000.00	0.00	0.00	8610 - Storm Loss	0.00	0.00	0.00
56,000.00	0.00	0.00	TOTAL STORM LOSS EXPENSES	0.00	0.00	0.00
			RESERVES			
635,000.00	370,396.00	634,964.57	9150 - Reserve - Pooled	657,000.00	54,750.00	164,250.00
635,000.00	370,396.00	634,964.57	TOTAL RESERVES	657,000.00	54,750.00	164,250.00
2,586,000.00	1,498,852.64	2,569,461.67	TOTAL EXPENSES	2,589,000.00	215,750.00	647,250.00
0.00	14,777.32	25,332.55	TOTAL NET INCOME	0.00	0.00	0.00
			Assessment by Unit	Annual		Quarterly
			Straight-thru	\$ 19,735.12		\$ 4,933.78
			Wedge	\$ 23,323.32		\$ 5,830.83
			End	\$ 27,424.12		\$ 6,856.03
			1-107 / 2-101	\$ 21,272.92		\$ 5,318.23

2026 Proposed Budget GI I&II

Reproduced below are the recommended contributions from the August 24, 2024 Report by Reserve Advisors, with respect to Funding for our Reserves.

The first table is for Structural Reserves and consists of required Funding for the Structural Components of our Buildings,

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2024	N/A (Budgeted)	1,950,504	2034	588,300	3,453,936	2044	829,900	2,290,339
2025	431,700	2,223,412	2035	608,900	4,097,083	2045	858,900	3,145,912
2026	446,800	1,161,499	2036	630,200	4,668,624	2046	889,000	3,302,348
2027	462,400	1,530,058	2037	652,300	5,125,233	2047	920,100	969,906
2028	478,600	2,044,045	2038	675,100	5,718,382	2048	952,300	254,057
2029	495,400	2,585,280	2039	698,700	6,188,172	2049	715,000	981,288
2030	512,700	3,154,813	2040	723,200	3,352,182	2050	740,000	1,403,134
2031	530,600	3,687,317	2041	748,500	2,837,902	2051	765,900	2,072,437
2032	549,200	4,169,843	2042	774,700	2,244,449	2052	792,700	2,846,038
2033	568,400	2,956,687	2043	801,800	1,751,660	2053	820,400	3,689,040

The second is table is for General Reserves and consists of Funding for the components of Reserves that are not classified as Structural.

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2024	N/A (Budgeted)	0	2034	275,900	305,538	2044	389,300	1,316,511
2025	202,500	68,752	2035	285,600	305,705	2045	402,900	1,517,803
2026	209,600	152,711	2036	295,600	463,868	2046	417,000	1,646,132
2027	216,900	249,952	2037	305,900	589,106	2047	431,600	1,289,941
2028	224,500	281,309	2038	316,600	702,796	2048	446,700	948,805
2029	232,400	376,709	2039	327,700	843,361	2049	462,300	184,549
2030	240,500	439,859	2040	339,200	987,028	2050	478,500	396,020
2031	248,900	475,213	2041	351,100	1,140,473	2051	495,200	555,433
2032	257,600	593,819	2042	363,400	1,350,221	2052	512,500	799,174
2033	266,600	403,740	2043	376,100	1,270,238	2053	530,400	790,268

The total Funding contribution for 2026 is \$656,400 with our Proposed Budget at \$657,000. Unit Owners should note that required funding increases yearly and is subject to revision in subsequent studies,

Amounts in the table as Reserve Balances consist entirely of amounts claimed from the insurance company related to Hurricane Ian. To the extent that Structural expenditures are found to be needed prior to payment of the Ian claim, it may be necessary to find alternative sources of funding including entering into lending arrangements or assessments of Unit Owners. Such alternatives will only be entered into following affirmative approval of the Unit Owners. Expenditures for General Reserve Items may be deferred to a later date, depending of the nature of the needed repair.

Unit Owners may refer to the complete Reserve Advisors study that is filed on the Alliant Website and also on Quick Clicks.