

Castle 2 Condominium
Approved Budget & Maintenance
1/1/2026 - 12/31/2026

| | 2025 | 2026 |
|---|---------------------|---------------------|
| | Approved | Approved |
| | Budget: | Budget: |
| Revenue: | | |
| Yearend Transfer: | \$0.00 | \$15,000.00 |
| Maintenance Fees: | \$276,564.00 | \$248,000.00 |
| Special Assessment: | \$55,000.00 | \$53,000.00 |
| SIRS Reserve (Cannot Be Waived) | \$0.00 | \$44,253.00 |
| Fully Funded Reserve (May be waived): | \$1,000.00 | \$0.00 |
| Late Fees: | \$1,000.00 | \$1,000.00 |
| Application Fees: | \$300.00 | \$300.00 |
| Laundry Income: | \$4,500.00 | \$4,500.00 |
| Total Revenue: | \$337,364.00 | \$366,053.00 |
| EXPENSES: | | |
| <i>Administrative:</i> | | |
| Accounting - Audit: | \$375.00 | \$375.00 |
| Licenses & Permits, Division of Corporations: | \$358.00 | \$358.00 |
| Office & Postage Expense: | \$600.00 | \$500.00 |
| Management: | \$8,100.00 | \$8,100.00 |
| Credit & Criminal Reports: | \$150.00 | \$300.00 |
| Master Association: | \$43,432.00 | \$42,432.00 |
| Legal Fees: | \$1,000.00 | \$1,000.00 |
| Total Administrative Expense: | \$54,015.00 | \$53,065.00 |
| Insurance Package : | \$118,000.00 | \$118,000.00 |
| <i>Grounds Expense:</i> | | |
| Lawn Maintenance: | \$5,400.00 | \$5,400.00 |
| Pest Control: | \$2,800.00 | \$2,800.00 |
| Tree Trimming: | \$1,200.00 | \$1,400.00 |
| Total Grounds Expense: | \$9,400.00 | \$9,600.00 |
| SouthState Bank Loan: | \$55,000.00 | \$53,000.00 |
| <i>Repairs & Maintenance:</i> | | |
| Maintenance & repairs: | \$15,000.00 | \$15,000.00 |
| Building Supplies: | \$500.00 | \$500.00 |
| Roof Repairs: | \$1,500.00 | \$1,746.00 |
| Janitorial Service: | \$6,000.00 | \$6,000.00 |
| Laundry Equipment Rental: | \$3,500.00 | \$3,500.00 |
| Fire Equipment: | \$500.00 | \$500.00 |
| Plumbing Repairs: | \$3,000.00 | \$3,000.00 |
| Elevator Maintenance Contract: | \$1,854.00 | \$1,854.00 |
| Total Repairs & Maintenance: | \$31,854.00 | \$32,100.00 |
| Reserve Deposit (Waived 2026) | \$0.00 | \$0.00 |
| Non-Allocated Contingency Reserve: | \$495.00 | \$15,000.00 |
| SIRS Reserve: | \$0.00 | \$44,253.00 |
| Utilities Expenses: | | |
| Electric: | \$7,400.00 | \$7,400.00 |
| Elevator Telephone: | \$600.00 | \$600.00 |
| Water, Sewer & Sanitation: | \$55,000.00 | \$60,000.00 |
| Office Telephone: | \$2,600.00 | \$2,600.00 |
| Total Utilities Expense: | \$65,600.00 | \$70,600.00 |

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|--|-----------------------|------------------|----------------|----------------|---------------------|---------------------|
| Total Expenses: | | | | | \$337,364.00 | \$365,618.00 |
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| 2026 Total Maintenance Fees (rounded) | | | | | | |
| | | | Annual | Monthly | | |
| | | | Maintenance | Maintenance | | |
| | | | Including SIRS | Including SIRS | | |
| | | | Reserve | Reserve | | |
| | %Ownership | | 2026 | 2026 | | |
| 1st Floor - 1 Bedroom 11 Units: | 0.01760 | \$5,144.00 | \$429.00 | | | |
| 2nd Floor - 1 Bedroom 11 Units: | 0.01815 | \$5,305.00 | \$442.00 | | | |
| 3rd Floor - 1 Bedroom 11 Units: | 0.01870 | \$5,466.00 | \$455.00 | | | |
| | | | | | | |
| 1st Floor - 2 Bedroom 6 Units: | 0.02035 | \$5,947.00 | \$496.00 | | | |
| 2nd Floor - 2 Bedroom 6 Units: | 0.02090 | \$6,108.00 | \$509.00 | | | |
| 3rd Floor - 2 Bedroom 6 Units: | 0.02146 | \$6,272.00 | \$523.00 | | | |
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| Penthouse: 1 Unit: | 0.02479 | \$7,245.00 | \$604.00 | | | |
| | | | | | | |
| | | | | | | |
| Special Assessment: | % of Ownership | 5 Monthly | Annual | | | |
| 1st Floor - 1 Bedroom 11 Units: | 0.01760 | \$187.00 | \$933.00 | | | |
| 2nd Floor - 1 Bedroom 11 Units: | 0.01815 | \$193.00 | \$962.00 | | | |
| 3rd Floor - 1 Bedroom 11 Units: | 0.01870 | \$199.00 | \$992.00 | | | |
| | | | | | | |
| 1st Floor - 2 Bedroom 6 Units: | 0.02035 | \$216.00 | \$1,079.00 | | | |
| 2nd Floor - 2 Bedroom 6 Units: | 0.02090 | \$222.00 | \$1,108.00 | | | |
| 3rd Floor - 2 Bedroom 6 Units: | 0.02146 | \$228.00 | \$1,138.00 | | | |
| | | | | | | |
| Penthouse: 1 Unit: | 0.02479 | \$263.00 | \$1314.00 | | | |
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