MURANO OF DELRAY BEACH CONDOMINIUM ASSOCIATION, INC.
JANUARY 1, 2026 - DECEMBER 31, 2026
ADOPTED FULL RESERVES BUDGET

ACCOUNT	2025 ADOPTED		2026 PROJECTED	
Revenue				
Maintenance Income	$883,208.00	$0.00	$827,863.00	monthly maintenance fee
Reserve Fees	$210,000.00	$0.00	$282,300.00	reserves
Garage Income	$24,863.00	$0.00	$24,863.00	121 garages @ $11.38 ea 129 storage @ $5.37 ea
Returned Check Fees	$36.00	$0.00	$36.00	NSF fees
Late Fees	$100.00	$0.00	$100.00	owner late fees @ $25 avg 13/mn
Legal & Collection Fees	$100.00	$0.00	$100.00	collection fees
Other Income	$500.00	$0.00	$500.00	common element repairs, gate repairs
Key Fob Income	$1,500.00	$0.00	$1,500.00	clicker $60 pool key $75 mailbox lock $50
Screening Fees	$5,000.00	$0.00	$5,000.00	background checks
Comcast Cable Income	$2,750.00	$0.00	$2,750.00	Comcast maintenance agreement
Interest Income	$100.00	$0.00	$100.00	bank interest operating account
Water Reimbursement Income	$140,000.00	$0.00	$140,000.00	CWE water reimbursement
Total Revenue	**$1,268,157.00**	**$0.00**	**$1,285,112.00**	
General & Administrative				
Bad Debt	$2,500.00	$0.00	$2,500.00	Confirm 0 for 2026 pending
Master Association	$15,300.00	$0.00	$17,400.00	Increased to $4,350 per Q.
Licenses, Taxes, Permits	$442.00	$0.00	$442.00	Fire $55, Bd of Health pool $300, Sunbiz $62, sheriffs permit $25
Administrative Expense	$500.00	$0.00	$500.00	
Office Equipment & Rental	$2,292.00	$0.00	$0.00	Key Trak $191/mn
Office Supplies	$2,500.00	$0.00	$2,500.00	paper, printer ink, new printer, pens, pads
Postage	$400.00	$0.00	$200.00	Postage/Shipping
Credit Services	$1,500.00	$0.00	$0.00	We are not paying out for these
Accounting Costs	$5,000.00	$0.00	$5,000.00	2024 taxes and audit
Professional Fees	$3,500.00	$0.00	$3,500.00	lawyer fees/engineer fees
Division Fees	$1,100.00	$0.00	$1,100.00	based on $4 per unit, 275 units
Insurance	$286,000.00	$0.00	$244,000.00	Current Rate Rounded up from 232,879.00
Insurance Finance Charge	$8,500.00	$0.00	$7,900.00	finance charges rounded up from 7,847.64
Total General & Administrative	**$329,534.00**	**$0.00**	**$285,042.00**	54,492.00 Difference
Contracted Services				
Landscaping	$69,240.00	$0.00	$71,320.00	3 % increase
Lakes/Fountains	$3,500.00	$0.00	$3,600.00	No increase. Contracted lake and fountain with buffer for treatments.
Pool	$6,900.00	$0.00	$7,100.00	Pending
Exterminating	$12,000.00	$0.00	$12,000.00	$11,560 for pest control. Need to break out Bees
Gym Maintenance	$0.00	$0.00	$1,000.00	Qaurterly Gym Agreement
Fire Safety Maintenance	$14,400.00	$0.00	$14,400.00	no increase
Total Contracted Services	**$106,040.00**	**$0.00**	**$109,420.00**	
Repairs & Maintenance				
Landscape Extras	$20,000.00	$0.00	$21,000.00	fertilizer, pesticide, annual flowers, sod 3%
Tree Trimming	$26,000.00		$27,000.00	
Mulching	$3,000.00	$0.00	$3,100.00	Clubhouse, entrance, gates, pool areas only 3%
Irrigation Repairs	$2,500.00	$0.00	$2,500.00	irrigation repairs
Maintenance Supplies + Equipment RM	$8,000.00	$0.00	$10,000.00	paper towels, toilet paper, garbage bags, gym wipes, poop bags
Common Area/Amenities RM	$2,650.00	$0.00	$5,000.00	Compactor, Signage, walkways, etc
Gate/Access Systems	$12,000.00	$0.00	$12,000.00	front gate maint + repairs, clubhouse access repairs
Electrical Repairs	$2,600.00	$0.00	$6,000.00	Photo cells, exit signs, light fixtures,electricians
Plumbing Repairs	$4,000.00	$0.00	$6,000.00	backflow certification, plumbing repairs
Fire/Life/Safety Inspection	$20,000.00	$0.00	$20,000.00	Fire system repairs, yearly inspection and emergency calls
Bee Removal	$0.00	$0.00	$3,000.00	
Holiday Lighting Maintenance	$750.00	$0.00	$750.00	do in-house @ clubhouse and main entrance @ Atlantic
Building Repairs & Maintenance	$10,000.00	$0.00	$7,500.00	building repairs, unit repairs
Other (From Sections moved to new)	$12,000.00			
Storm Drain/Gutter Cleaning	$6,323.00	$0.00	$5,500.00	Paid 5,100 this year. Added slight increase.
Total Repairs & Maintenance	**$129,823.00**	**$0.00**	**$129,350.00**	

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Payroll				
Employee Bonus	$3,000.00	$0.00	$3,000.00	
Total Payroll	**$3,000.00**	**$0.00**	**$3,000.00**	
Management Fee				
Management Fee	$278,388.00	$0.00	$255,000.00	Decrease. This is monthly contracted and Payroll.
Total Management Fee	**$278,388.00**	**$0.00**	**$255,000.00**	
Utilities				
Electricity	$42,000.00	$0.00	$45,000.00	Based on monthly average and FPL increase letter.
Water & Sewer	$163,372.00	$0.00	$170,000.00	Based off monthly + increase
Cable/Internet/Telephone	$6,000.00	$0.00	$6,000.00	office internet, cable TV, 5 phone lines
Total Utilities	**$211,372.00**	**$0.00**	**$221,000.00**	
Reserves				
Non-Sirs	$210,000.00	$0.00	$97,300.00	Pooled Reserves
Sirs		$0.00	$185,000.00	SIRS contribution
Total Reserves	**$210,000.00**	**$0.00**	**$282,300.00**	
Total Expenses	**$1,268,157.00**	**$0.00**	**$1,285,112.00**	
TOTAL INCOME	**$1,268,157.00**	**$0.00**	**$1,285,112.00**	
TOTAL EXPENSE	**$1,268,157.00**	**$0.00**	**$1,285,112.00**	
Net Income/Loss	**$0.00**	**$0.00**	**$0.00**	
	2025		**2026**	

2026 Maintenance Fee Unit Breakdown

Unit Type	Quantity	Unit % Share	Total % Share	Proposed 2026 Monthly Fee With Reserves	Propoed PerUnit Annual Fee With Reserves	HOA With Reserves	Total Annual Fee With Reserves
A	16	0.002742	4.387%	$ 253.65	$3,043.79	$1,110,163	$ 48,700.64
B	36	0.002755	9.918%	$ 254.87	$3,058.44	$1,110,163	$ 110,103.89
C	18	0.002778	5.000%	$ 257.01	$3,084.08	$1,110,163	$ 55,513.46
D	141	0.003778	53.266%	$ 349.49	$4,193.91	$1,110,163	$ 591,341.42
E	10	0.003804	3.804%	$ 351.93	$4,223.21	$1,110,163	$ 42,232.13
F	36	0.004365	15.714%	$ 403.82	$4,845.89	$1,110,163	$ 174,452.04
G	18	0.004395	7.910%	$ 406.57	$4,878.86	$1,110,163	$ 87,819.39
Totals	**275**		100.000%				**1,110,162.98**

2025 Maintenance Fees

A	16	0.002742	4.387%	$249.78
B	36	0.002755	9.918%	$250.98
C	18	0.002778	5.000%	$253.08
D	141	0.003778	53.266%	$344.15
E	10	0.003804	3.804%	$346.56
F	36	0.004365	15.714%	$397.66
G	18	0.004395	7.910%	$400.36