

**Calais Condominium - Adopted Budget
April 1, 2026 to March 31, 2027**

Exhibit 3

Income		Proposed 2026-27
411	Operating Assessments	1,527,930
412	Reserve Assessments	1,179,000
414-1	Pelican Bay Foundation (IN)	441,339
415-2	Special Assessment	506,000
417	Late Fees	0
418	Legal Fees charged to owners	0
471	Application Fees	0
491	Operating Interest and other	<u>0</u>
	Total Income	3,212,930

Excludes Pelican Bay (IN)

Expenses

Utilities

500	Electricity	23,600
504	Water/Sewer	92,000
508	Refuse Removal/Recycling	15,200
510	Telephone & Cable	6,500
511	Cell Phone	<u>1,000</u>
	Total Utilities	138,300

Building

600	Building Maintenance	58,500
601-1	Roof Repairs	2,500
608	Exercise Room	500
611	Janitorial/Building Supplies	8,200
640	Elevator	22,500
650	Emergency Systems	28,000
660	Pool Maintenance	19,000
662-1	Pool heat	<u>5,100</u>
	Total Building	144,300

Grounds

700	Landscape Contract	50,400
790	Misc Contingency	10,000
702	Fertilization/Exter/Pavers	7,500
703	Plant/Tree Replacement	28,000
706	Mulch	18,000
708	Sprinkler System	12,000
710	Tree Trimming Removal	40,000
719	Lake Maintenance	2,500
720	Fountain Maintenance	1,000
734	Holiday Décor	9,000
737	Flood Remediation	<u>0</u>
	Total Grounds	178,400

Expenses (continued)**Administration**

800	Management Fee	27,600
801-2	Personnel on Site	234,500
805	Office Expenses	8,400
810	Admin-Applications	1,500
811	Social Activities	1,000
812	Legal	10,000
813	Accounting	9,000
814	Consulting Fees	3,000
820	Fees to Division	250
825	Licenses	500
835	Insurance	670,000
840	Loan Interest - LOC	25,200
850-1	Pelican Bay Foundation (OUT)	<u>391,035</u>
	Total Administration	990,950
	TOTAL OPERATING EXPENSE	1,451,950
	NET FROM OPERATIONS	75,980

Excludes Pelican Bay (OUT)

Proposed**Including Special Assessment****2026-27**

Annual Assessment (A,B,G)	26,049
Quarterly Assessment (A,B,G)	6,512
Annual Assessment (C,D,E,F,H)	26,192
Quarterly Assessment (C,D,E,F,H)	6,548

Proposed**Excluding Special Assessment *****2026-27**

Annual Assessment (A,B,G)	20,549
Quarterly Assessment (A,B,G)	5,137
Annual Assessment (C,D,E,F,H)	20,692
Quarterly Assessment (C,D,E,F,H)	5,173

* = for owners with fully paid Special Assessments

Pelican Bay Fee's - \$2675.00 a Quarter