

# ESPLANADE BY THE ISLANDS COMMUNITY ASSOCIATION, INC

January 1st - December 31st, 2026 - Annual Budget

	2026 PROPOSED BUILDOUT	2026 OPERATING BUDGET
Units	1,250	857
<b>REVENUE</b>		
10 - ADMIN	5,599,295	3,177,151
15 - LIFESTLYE	76,754	42,000
40 - SPORTS COURT	32,895	19,500
60 - FITNESS	87,719	48,000
65 - SPA	267,191	146,207
70 - COMMON GROUNDS	1,368,253	925,135
86 - TOASTED CAFÉ	131,603	72,013
87 - BAHAMA BAR	1,229,633	1,229,633
88 - BARREL HOUSE BISTRO	1,750,000	-
89 - OLIVE & VINE	156,000	-
<b>TOTAL GROSS REVENUE</b>	<b>10,699,343</b>	<b>5,659,639</b>
<b>COGS</b>		
40 - SPORTS COURT	18,092	-
65 - SPA	14,474	7,200
86 - TOASTED CAFÉ	52,641	28,805
87 - BAHAMA BAR	402,391	438,561
88 - BARREL HOUSE BISTRO	640,000	-
89 - OLIVE & VINE	61,800	-
<b>TOTAL COGS</b>	<b>1,189,398</b>	<b>474,566</b>
<b>TOTAL NET REVENUE</b>	<b>9,509,945</b>	<b>5,185,073</b>
<b>EXPENSES</b>		
10 - ADMIN	1,830,156	1,653,448
15 - LIFESTLYE	274,782	274,782
40 - SPORTS COURT	198,777	276,477
60 - FITNESS	331,436	331,436
65 - SPA	288,563	157,902
70 - COMMON GROUNDS	3,456,719	2,915,854
86 - TOASTED CAFÉ	123,022	69,037
87 - BAHAMA BAR	1,042,201	1,037,609
88 - BARREL HOUSE BISTRO	1,333,000	167,023
89 - OLIVE & VINE	240,500	-
95 - UTILITIES	390,790	383,683
<b>TOTAL EXPENSES</b>	<b>9,509,945</b>	<b>7,267,249</b>
<b>TOTAL NET PROFIT/LOSS</b>	<b>-</b>	<b>(2,082,176)</b>

**TOTAL ASSESSMENT SCHEDULE**

	2026	
	Annual	Quarterly
Operating Assessment	3,500.00	875.00
Reserve Assessment	250.00	62.50
Landscape Benefit - 52'	1,555.75	388.94
Landscape Benefit - 62'	1,706.00	426.50
Landscape Benefit - 76'	1,904.75	476.19
Twin Villa Operating Assessment	33.00	8.25
Twin Villa Reserve Assessment	647.04	161.76
Landscape Benefit - Twin Villa	1,051.75	262.94

	Annual	Quarterly
52' Total Assessment	5,305.75	1,326.44
62' Total Assessment	5,456.00	1,364.00
76' Total Assessment	5,654.75	1,413.69
Coach Home Assessment	3,750.00	937.50
Twin Villa Total Assessment	5,481.79	1,370.45

*\*An annual Food minimum of \$800.00 per each lot or unit. Food consumed at both the Bahama Bar and Toasted Café count towards this annual food minimum.*

*\*\*Prior to the Turnover and during such time as Declarant elects to fund any "Deficit" (as defined in the Declaration) incurred by the Association, these build-out Budgets shall be utilized in determining Assessments allocated to Completed Lots, Incomplete Lots and Lots Ready for Construction by allocating the Operating Expenses among the number of Lots anticipated to be constructed within Esplanade by the Islands upon build-out.*

*\*\*\*The allowance collected for Reserves is not created or established in accordance with Section 720.303(6)(d) of the HOA Act.*

*\*\*\*\*PURSUANT TO THE DECLARATION, THE DEVELOPER IS NOT OBLIGATED TO CONTRIBUTE TO THE RESERVE FUND WHILE DEFICIT FUNDING.*

*\*\*\*\*\*THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.*

*\*\*\*\*\*THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.*