

	A	B	C	D	E	F	G	H	I
1		2026 Proposed Budget, "Operating"		Summer Place Condo Association of Brevard, Inc.					
2			2025 Approved (Full Fund)	2025 NOTES	2025 Actual (thru Oct 31)	2025 Est. Actual (thru Dec 31)	2025 Diff (Budget vs Actual)	2026 Proposed (Full Fund)	2026 NOTES
3		INCOME: <u>Operating</u>							
4		Dues	471,580	\$471,580 is 50/50, Single/Monthly pay	397,516	478,076	6,496	471,580	\$471,580 = 50/50 (Single / Mo. Pay)
5		Reinvest Surplus 2025						70,000	
6		Estoppel Fees	1,750		1,400	1,750	-	1,750	
7		Late Fee Income	1,625		1,325	1,825	200	1,500	
8		Late Interest Income	1,800		1,056	1,406	(394)	1,500	
9		NSF Fee	100	3 Yr Extended Fire Insp. with Incr. Brev.Cty Fees: \$4,000 & \$3,000+ (incl Health for Pool)	-	70	(30)	100	
10		Pool FOBs	500		450	575	75	500	
11		OPERATING INCOME	477,355		401,747	483,702	6,347	546,930	
12		INCOME: <u>Other</u>							
13		Interest (Reserves)	14,625	\$650k @ 2.25%	15,661	18,361.00	3,736	18,000	
14		TOTAL INCOME:	491,980		417,408	502,063	10,083	564,930	
15		EXPENSES: <u>Operating</u>							
16		Administrative:							
17		Accounting and Legal	5,000	\$4875 new CPA, 2023 Audit & Taxes, \$3k Legal	7,965	9,965	(4,965)	6,800	
18		Admin Svcs, BkKpng	27,400		13,150	20,775	6,625	27,400	
19		Bank Service Fees	100	2025 Fees were Paid in 'Dec '24	30	40	60	100	
20		Camera Svcs	5,000		-	0	5,000	10,000	
21		Corp Fees (DBPR, Ann Report)	850	Paid Larger DownPay in '24 to finance less, Actual is \$193k	-	0	850	1,200	
22		Inspections (Fire Safety, Pool, Bldgs)	2,000		3,009	4,009	(2,009)	4,000	New County Fees
23		Insurance (Prop., Liab., Crime, other)	167,200	+++ NEGOTIATION July 2025 Policy Yr. = Reduce Premium by \$50,000, lower Deduct to \$10,000 from \$50,000 !!	116,590	136,210	30,990	135,000	
24		Misc. and Non-recurring expenses	1,000		-	1,000	-	1,000	
25		Office Supplies, postage, repro, Storage	2,747		1,704	2,704	43	3,000	
26		Transfer to reserves	128,232	2025 +2.75% CPI ('24 \$124,800)	90,000	141,172	(12,940)	111,438	2025 + 2.25% CPI
27		Website (over 150 Units-Required)	5,000	= + \$4,800 Dep. under pay '24 + \$8,140 (old Reserves loan on SCPM books)	879	1,099	3,901	5,000	
28		Total Administrative Expenses:	344,529		233,327	316,974	27,555	304,938	
29		Maintenance							
30		Aquatic Management	12,000	include cleaning Storm Drain systems	1,250	2,750	9,250	1,500	
31		Capital Expenditure					-	27,000	Pavillion & Flood Mit. Drain System
32		Electrical (Street Lights, general)	5,000	RESERVES Upgraded Street Lighting to LED, relo'd the Light Sensors to ground level for ease of future service \$24,628 R	24,628	0	5,000	3,000	
33		Fire Safety Equipment Svcs & Repairs	1,600		4,000	4,000	(2,400)	2,000	
34		Irrigation Maintenance & Rpairs	11,000		14,404	0	11,000	2,000	
35		Janitorial and Tidy Services	12,000	RESERVES Completed PH 2 all 22 Zones/Solenoids/Pipes \$14,404 R	11,830	14,196	(2,196)	12,000	
36		Landscaping (Mulch, Signs, grounds)	3,000		-	2,000	1,000	3,000	
37		Lawn: Maintenance	27,720	Added cost of clearing Dumpster and Illegal Dumping debris \$4,000	23,100	25,200	2,520	27,720	
38		Misc. Maint. & Non-recurring expenses	2,000		-	1,000	1,000	100,000	
39		Pest Control (insect,rodent, other)	6,320	RESERVES \$4,800 Skimmer Leaks, Equip Replace, Housing Repair \$4,800 R	1,580	3,080	3,240	8,000	
40		Pool service & Repairs	7,400		4,600	5,950	1,450	8,500	
41		Repairs & Maintenance	10,000		2,820	620	9,380	10,000	
42		Tools, Equip, Supplies	1,000	RESERVES \$2,200 Asphalt Paving repair \$2,200 R	500	700	300	1,500	
43		Tree Trimming	15,000			12,000	3,000		
44		Total Maintenance	114,040	Dec 2025 \$12,000 Campus Trimmed and Hauled	88,712	71,496	42,544	206,220	
45		Utilities							
46		Electric: Pool, Lighting (FPL)	9,500		6,661	7,993	1,507	8,500	
47		Spectrum					-	2,000	? Cameras WIFI ?
48		Trash: Dumpster, Bulk, Debris (WM)	4,200		3,867	4,640	(440)	4,200	
49		Water (City of Cocoa)	3,000		3,457	4,148	(1,148)	4,000	Pool Equip Failed, H2O ran 30+/- hrs
50		Total Utilities:	16,700		13,985	16,782	(82)	18,700	
51		TOTAL EXPENSES:	475,269		336,024	405,252	70,017	529,858	
52			459,734	Reinvesting the \$15,535 surplus	less RESERVES	46,032		459,858	less SURPLUS
53			459,800	Single Pay, 152 Units \$3,025		451,284		459,800	Single Pay, 152 Units \$3,025
54				\$0 Incr. = \$265/mo or \$3,180/yr.		-			\$0 Incr. = \$265/mo or \$3,180/yr.
55		OverDue Maintenance & Repairs:		Flooding Drain System \$15k, Repair/Strip Parking \$25k, Dredge East Pond and Drain Ditch \$30k,					
56		\$70k Surplus \$57k Oper. \$18k RESRVS		Mailboxes Pavillion \$15k, Repair Soffits \$30k, Finish Irrigation \$30k = \$145,000					

Summer Place Condominium Association of Brevard, Inc. (SPCAB)

A Not-for-Profit Corporation

NOTICE of MEETING of BOARD OF ADMINISTRATION

NOTICE IS HEREBY GIVEN, that a meeting of the Board of Administration, purposed to Amend the Declaration of Condominium for SPCAB will be held at the following date, time and place(s):

DATE: Saturday, December 13, 2025 TIME: 9:30 am

PLACE: *ZOOM Meeting (Login)*, www.SummerPlaceBrevard.com, and at the Merritt Island Library at 1195 N. Courtenay Parkway, Merritt Island, FL

To JOIN the *ZOOM Meeting*, on any Computer, go to website, www.SummerPlaceBrevard.com (not Case sensitive), click the yellow star "GO TO ZOOM Meeting", and follow the prompts. Be sure to have Zoom on your device prior to the meeting, www.zoom.us, click Download and follow the prompts. **Join Zoom**

Meeting by Phone: Dial: 305-224-1968, Mtg ID 863 7748 2190, Member ID (none), Password: 651460

For questions, Call Jim, 321-693-7629

AGENDA:

1. Call to order, Roll call, Establish Quorum
2. Proof of Meeting Notice
3. Reading and disposal of any unapproved minutes
4. Report of officers
5. Report of committees (none)
6. Old Unfinished Business (Mailboxes, Flooding, Irrigation, Illegal Dumping.....
7. New Business
 - a) 2026 Annual Budget, Proposed for Approval (Operating and Reserves)
8. Discussion
9. Adjournment

This notice shall be posted upon the Condominium property at least forty-eight (48) hours in advance of the scheduled meeting.

Dated this 10th day of December 2025