

2026 Budget

<u>Income</u>	<u>Totals</u>
Assessments	951,688
Beach Service Income	30,000
Cable/Internet Assessment	53,546
Laundry Income	6,480
Misc/Other Income	1,500
Roof Rental Income	0
Vending Machine Income	2,100
Resort Fee Income	264,385
Sale of Merchandise/Commissioned Sales	5,200
\$ to Reserves (Fully Funded for 2026)	(152,475)
Total Income	<u>1,162,424</u>
LESS Cost of Goods Sold	
Cost of Merchandise Sold	3,120
	<u>3,120</u>
Total COGS	<u>3,120</u>
Income (net of COGS)	<u>1,159,304</u>
<u>Expenses</u>	
Elevator	19,912
Fire System	12,514
Fitness Equipment Repairs	4,570
Building Inspection Fees	15,600
<u>Insurance</u>	
Flood Insurance	21,633
Property & Liability	448,245
Workers Comp Insurance	3,509
Total Insurance Expense	<u>473,387</u>
Interest Expense	12,958
Landscaping Expense	6,050
Pool/Hot Tub Expense	20,107
Beautification Expense	0
Office	
Fees to State & Division	827
Office Supply & Printing/Other Office Exp	2,400
Bank Service Charges	240
Website/Computer Expense	4,036
Total Office	<u>7,503</u>
Pest Control	2,820
<u>Professional Fees</u>	
Professional Fees Accounting	14,200
Professional Fees - Legal	4,300
Total Professional Fees	<u>18,500</u>
<u>Payroll/Wages</u>	

Management & Administrative	147,946
Common Area Housekeeping	44,820
Common Area Maintenance	79,456
Payroll Taxes	20,144
Health Care Insurance	13,260
Payroll Services	3,720
Total Payroll/Wages	<u>309,346</u>
Repair & Maintenance	42,000
Security	11,150
Window Cleaning	5,050
<u>Miscellaneous Expense</u>	
Meals/Assn Meeting Expenses	640
Other Misc Expense	800
Total Misc Expense	<u>1,440</u>
<u>Supplies</u>	
Cleaning Supplies	4,800
Maintenance Supplies	7,800
Total Supplies	<u>12,600</u>
<u>Taxes</u>	
Sales Tax	839
Federal Income Tax	0
Total Taxes	<u>839</u>
<u>Utilities</u>	
Cable TV/Internet	53,546
Electricity	36,176
Telephone	8,195
Trash Contract	13,020
Water & Sewer	72,022
Total Utilities	<u>182,959</u>
Total Expense	1,159,304
Excess Income carry over	0

Monthly Assessment (including Cable)					
	Cost for	+ Operating	Total	Plus	Grand
	Reserves	Costs	Assessment	Cable	Total
One bedroom	114.36	599.41	713.77	47.98	761.75
Two bedroom	153.05	802.24	955.29	47.98	1,003.27
Three bedroom	266.83	1,398.62	1,665.45	47.98	1,713.43