

Beach Club 160 Condominium
2026 Approved Budget
Assessments per unit at bottom of budget

	Beach Club 2026 Approved Budget	2025 Approved	2025 YTD AS OF 8/31	2026 Approved
OPERATING INCOME				
Assessment Revenue				
4010	Maintenance Assessment	\$ 850,303.00	\$ 567,201.92	\$ 868,322.00
4025	Special Assessment	\$ -		
4030	Late Fees	\$ -	\$ 2,725.00	
Total Assessment Revenue		\$ 850,303.00	\$ 569,926.92	\$ 868,322.00
Other Revenue				
4030	Laundry	\$ -	\$ 2,076.71	
4045	Legal Fees	\$ -		
4060	Other Income/Keys	\$ -	\$ 450.00	
4080	Other Income	\$ -	\$ 59.68	
4500	Bank Transfer	\$ -		
Total Other Revenue		\$ -	\$ 2,586.39	
Total Income		\$ 850,303.00	\$ 572,513.31	\$ 868,322.00
EXPENSES				
Administrative				
5005	Management	\$ 26,160.00	\$ 17,440.00	\$ 26,160.00
5010	Insurance-Liability Master	\$ 243,106.00	\$ 151,938.09	\$ 240,000.00
5015	CPA Taxes an YE Reporting	\$ 4,000.00	\$ 250.00	\$ 5,000.00
5025	Corporate Report	\$ 62.00	\$ 61.25	\$ 62.00
5060	Bank Fees	\$ 150.00	\$ -	\$ 150.00
5065	Coupon Booklets			\$ 1,000.00
5070	Postage	\$ 800.00	\$ 120.94	\$ 500.00
5075	Copies, Printing, Supplies	\$ 1,900.00	\$ 1,415.45	\$ 1,000.00
5080	Permits/License	\$ 500.00	\$ 450.35	\$ 500.00
5085	Bad Debt	\$ -	\$ -	
5090	Web Site	\$ 275.00	\$ 600.00	\$ 900.00
5095	Total Reserve Contributions	\$ 100,000.00	\$ 66,666.64	
	*SIRS			\$ 85,000.00
	*Traditional Reserve			\$ 49,500.00
5102	Legal Collections	\$ -		
5104	Legal -Other	\$ 10,000.00	\$ 6,423.99	\$ 5,000.00
5115	Engineering/Reserve Study		\$ 5,040.00	\$ 2,000.00
5120	SBA Loan	\$ 48,000.00		\$ 48,000.00
Total Administrative		\$ 434,953.00	\$ 250,406.71	\$ 464,772.00
Landscape/ Grounds Maintenance				
6010	Lawn Contract	\$ 53,000.00	\$ 37,780.00	\$ 60,000.00
6030	Aquatic Contract	\$ 2,000.00	\$ 1,136.00	\$ 2,000.00
6040	Fountain Maintenance	\$ 1,000.00	\$ 556.03	\$ 1,000.00
6050	Trees, Sod, Plants, Mulch	\$ 2,000.00		\$ 2,000.00

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6060	Tree Trim and Removal	\$ 5,000.00	\$ -	\$ -
6070	Irrigation	\$ 4,000.00	\$ 4,126.75	\$ 5,000.00
6085	Misc Repairs / Supplies	\$ -	\$ 1,651.45	\$ 2,000.00
6090	Golf Cart	\$ 500.00	\$ 192.81	\$ 500.00
6095	Lights, Fences, Signs	\$ 1,000.00	\$ 459.57	\$ 1,000.00
	Total Landscape/ Grounds Maint.	\$ 68,500.00	\$ 45,902.61	\$ 73,500.00
	Pest Control			
6510	Pest Control Exterior	\$ 7,000.00	\$ 4,666.64	\$ 7,000.00
6515	Termite Bond	\$ 6,000.00	\$ 7,062.00	\$ 7,500.00
6516	Fumigation	\$ 25,000.00	\$ 13,999.00	\$ 13,000.00
	Total	\$ 38,000.00	\$ 26,460.00	\$ 27,500.00
	Repairs and Maintenance			
6520	Exterior Repairs	\$ -		
6530	Electrical Repairs	\$ -		
6540	Maintenance Man	\$ 60,000.00	\$ 38,500.00	\$ 60,000.00
6530	Janitorial and Supplies	\$ 11,000.00	\$ 6,966.42	\$ 11,000.00
6560	In-House Repairs/Supplies	\$ 20,000.00	\$ 16,597.51	\$ 20,000.00
7100	Pressure Washing	\$ 10,000.00	\$ 4,900.00	\$ 10,000.00
7105	Dryer Vent Cleaning			\$ 10,000.00
	Total Repairs and Maintenance	\$ 101,000.00	\$ 66,693.93	\$ 111,000.00
	Pool /Clubhouse			
7000	Pool Contract	\$ 11,500.00	\$ 7,900.00	\$ 13,500.00
7015	Clubhouse Equipment Repair	\$ 1,000.00	\$ 265.83	\$ 1,000.00
7020	Pool Equipment Repairs	\$ 2,000.00	\$ 2,290.00	\$ 3,000.00
7025	Alarm Monitoring Clubhouse	\$ 750.00	\$ 4,886.14	\$ 850.00
7030	Pool Chemicals & Supplies	\$ -	\$ 900.00	\$ -
7040	Lock & Keys	\$ -		\$ -
7050	Fire Extinguishers & M/R	\$ 4,000.00	\$ 1,569.28	\$ 4,000.00
	Total Pool /Clubhouse	\$ 19,250.00	\$ 17,811.25	\$ 22,350.00
	Utilities			

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8010	Electric - all	\$ 17,000.00	\$ 10,170.28	\$ 18,000.00
8020	Water/Sewer	\$ 37,000.00	\$ 4,684.35	\$ 8,500.00
8025	Trash - Waste Management	\$ 26,000.00	\$ 17,845.92	\$ 27,000.00
8030	Gas - Pool	\$ 10,600.00	\$ 7,290.61	\$ 8,000.00
8040	Phone/Internet	\$ 2,500.00	\$ 1,681.86	\$ 2,700.00
8060	Cable	\$ 96,000.00	\$ 66,186.48	\$ 105,000.00
Total Utilities		\$ 189,100.00	\$ 107,859.50	\$ 169,200.00
Total Expenses		\$ 850,803.00	\$ 514,403.00	\$ 868,322.00
Net Income		\$ 850,303.00		
Excess Revenue				\$ -
		2025 Mo/Unit		2026 Monthly
A3	24 small 1 bedroom@572 sft	\$ 337.60		\$ 349.00
A2	80 large 1 bedroom@700 sft	\$ 413.14		\$ 423.00
A1	56 2 bedroom @900 sft	\$ 531.19		\$ 539.00