

SEA GRAPE CONDOMINIUM, INC.
2026 PROPOSED BUDGET WORKSHEET

GL #		7/31/2025	Estimate @ 12/31/25	2025 Approved Budget	2026 Proposed Budget	2026 Proposed Budget
Income:						
4000	Maintenance Assessments	113,862.00	195,192.00	195,326.25	469,779.00	200,000.00
4010	Special Assessment - 2026	90,019.50	90,019.00	0.00	0.00	200,000.00
4030	Move In Fees	2,000.00	3,428.57	0.00	0.00	1,600.00
4032	Application Fee	970.00	1,662.86	2,500.00	1,500.00	0.00
4035	Late/Legal	5,965.00	10,225.71	0.00	0.00	0.00
4060	Laundry Income	8,839.96	15,154.22	5,000.00	10,000.00	6,500.00
4075	Las Verdes POA Electric	455.00	780.00	780.00	780.00	780.00
	TOTAL INCOME	222,111.46	316,462.36	203,606.25	482,059.00	408,880.00
Expenses:						
General & Administrative						
5015	Accounting	3,024.00	5,184.00	5,184.00	6,000.00	6,000.00
5020	Legal Fees	1,856.83	3,183.14	2,000.00	2,000.00	2,000.00
5025	Misc Administrative Expenses	3,022.21	5,180.93	2,500.00	2,000.00	4,000.00
5030	Licenses, Permits & Taxes	0.00	0.00	450	450.00	450.00
5037	State Fees	61.25	61.25	61.25	61.25	61.25
5055	Bad Debt	9,257.53	9,257.53	0.00	0.00	0.00
5080	Condo Fees	168.00	288.00	288.00	288.00	288.00
5085	Application Expenses	0.00	0.00	200.00	0.00	0.00
5200	Insurance	78,586.12	134,719.06	76,800.00	150,000.00	135,000.00
	Total Administrative	95,975.94	157,873.91	87,483.25	160,799.25	147,799.25
Utilities						
5400	Electricity	4,081.74	6,997.27	7,000.00	7,000.00	7,500.00
5410	Water & Sewer	21,494.26	36,847.30	37,000.00	37,000.00	37,000.00
5415	Telephone	1,086.48	1,862.54	1,887.00	1,900.00	1,900.00
5440	Trash Removal	679.36	1,164.62	2,000.00	1,200.00	2,000.00
	Total Property Expenses	27,341.84	46,871.73	47,887.00	47,100.00	48,400.00
Landscaping						
6200	Landscape Contract	4,921.28	8,436.48	8,436.00	8,700.00	8,700.00
6205	Landscape/Atrium Replishment	207.97	356.52	1,000.00	1,000.00	800.00
6210	Tree Trimming/Removal	0.00	4,500.00	4,500.00	4,500.00	4,500.00
6245	Irrigation Repairs	358.04	613.78	500.00	750.00	750.00
	Total Landscaping	5,487.29	13,906.78	14,436.00	14,950.00	14,750.00
Repairs & Maintenance						
6500	General Repairs/Maintenance	5,226.11	8,959.05	18,000.00	10,000.00	10,000.00
6517	Janitorial Contract	5,530.00	9,480.00	9,480.00	9,480.00	9,600.00
6532	Fire Systems	413.13	708.22	1,000.00	1,000.00	1,000.00
6540	Cameras	0.00	0.00	1,000.00	1,000.00	1,000.00
6550	Pest Control	1,856.00	3,181.71	3,200.00	3,200.00	3,200.00
6555	Elevator	1,809.65	3,102.26	3,120.00	3,120.00	3,120.00
	Total Repairs & Maintenance	14,834.89	25,431.24	35,800.00	27,800.00	27,920.00
Special Assessment Funding						
8000	Special Assessment Expenses	56,233.28	90,000.00	0.00	0.00	0.00
	Total Special Assessment Funding	56,233.28	90,000.00	0.00	0.00	0.00
	TOTAL OPERATING EXPENSES	199,873.24	334,083.66	185,606.25	250,649.25	238,869.25
Reserves						
9015	Painting Reserve	3,500.00	6,000.00	6,000.00	42,689.00	15,000.00
9020	Paving Reserve	588.00	1,008.00	1,000.00	10,531.00	5,000.00
9040	Roof Reserve	5,831.00	9,996.00	10,000.00	167,631.75	145,010.75
9000	Elevator Reserve	581.00	996.00	1,000.00	10,558.00	5,000.00
	Total Reserves	10,500.00	18,000.00	18,000.00	231,409.75	170,010.75
	TOTAL OPERATING EXPENSES	210,373.24	352,083.66	203,606.25	482,059.00	408,880.00
	NET INCOME (LOSS)	11,738.22	-35,621.30	0.00	0.00	0.00

Monthly Maintenance - 2026 With Partial Funded Reserves

200,000

ASSESSMENTS PER UNIT	# Units	Monthly	Annual	Total	2025 Monthly
A @ 12	12	174	2,087	25,038	170
BC @ 42	42	238	2,856	119,934	232
DE @ 18	18	255	3,057	55,028	249
				200,000	

Special Assessment - 2026 With Partial Funded Reserves

200,000

ASSESSMENTS PER UNIT	# Units	One Time Assessment	Total
A @ 12	12	2,087	25,038
BC @ 42	42	2,856	119,934
DE @ 18	18	3,057	55,028
			200,000