

Santa Maria II Condominium Association Inc.
2026 Proposed Budget

	<u>10/31/2025</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
INCOME			
Maintenance Fees	\$ 310,933.32	\$ 366,400.18	\$ 366,400.18
Reserve Fees	\$ 91,666.68	\$ 110,000.00	\$ 110,000.00
Interest & Late Fees	\$ 6,025.99		
App/Admin/Misc	\$ 150.00		
Storage Unit Income	\$ 4,390.63	\$ 6,720.00	\$ 6,720.00
Total Revenue	\$ 413,166.62	\$ 483,120.18	\$ 483,120.18
ADMINISTRATIVE EXPENSE			
Management		\$ 100.00	\$ 100.00
Accounting	\$ 2,440.00	\$ 2,928.00	\$ 2,928.00
CPA Audit		\$ 3,000.00	\$ 1,000.00
Insurance Gen	\$ 208,578.00	\$ 268,841.01	\$ 258,791.05
Insurance Flood	\$ 12,574.11	\$ 13,273.00	\$ 19,906.08
Insurance pmt - Master & Dock	\$ -	\$ (12,000.00)	\$ (12,000.00)
Legal Fees	\$ -	\$ 500.00	\$ 500.00
Tax Preparation	\$ 200.00	\$ 225.00	\$ 225.00
Printing, Postage, Office Supplies	\$ 331.88	\$ 250.00	\$ 400.00
Taxes, licenses & fees	\$ 365.00	\$ 417.24	\$ 438.00
Total Administration	\$ 224,488.99	\$ 277,534.25	\$ 272,288.13
MAINTENANCE AND REPAIRS			
Building	\$ 23,504.79	\$ 5,000.00	\$ 5,000.00
Janitorial	\$ 1,750.00		
Elevators	\$ 5,147.40	\$ 5,000.00	\$ 6,200.00
Fire Alarm System Maintenance	\$ 3,728.50	\$ 2,500.00	\$ 2,500.00
Pest Control	\$ 2,554.60	\$ 2,500.00	\$ 3,000.00
Landscaping Project	\$ -		
Total Maintenance and Repair	\$ 36,685.29	\$ 15,000.00	\$ 16,700.00
UTILITIES			
Cable Television	\$ 31,018.34	\$ 37,000.00	\$ 30,000.00
Electric	\$ 6,425.37	\$ 7,000.00	\$ 8,000.00
Telephone - Elevators	\$ 4,749.23	\$ 4,000.00	\$ 1,790.00
Wireless Internet	\$ 17,049.50	\$ 20,585.93	\$ 20,585.93
Trash	\$ 11,638.14	\$ 12,000.00	\$ 14,000.00
Total Utilities	\$ 70,880.58	\$ 80,585.93	\$ 74,375.93
Total Operating Expenses	\$ 332,054.86	\$ 373,120.18	\$ 363,364.06
Reserve Fees	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00

Total	\$ 442,054.86	\$ 483,120.18	\$ 473,364.06
Over/Under	\$ (28,888.24)	\$ -	\$ 9,756.12
Quarterly Fees		\$ 1,980.00	\$ 1,940.02