



Association:

SEVENTH MOORINGS CONDOMINIUM ASSOCIATION

JANUARY 1ST TO DECEMBER 31ST 2026
APPROVED 2026 BUDGET

	Approved 2025 Budget	Year to Date Actual Aug-25	Projected Expenditure 2025	Variance Budget/ Pro-Actual	Approved 2026 Monthly	Approved 2026 Year
Income						
4015 · Maintenance Fees	279,595.25	191,904.00	287,856.00	8,260.75	24,438.73	293,264.72
4020 · Screening Fees	1,200.00	450.00	675.00	-525.00	66.67	800.00
4030 · Laundry	8,000.00	6,681.00	10,021.50	2,021.50	750.00	9,000.00
4070 · Late Fees	400.00	725.00	1,087.50	687.50	66.67	800.00
4071. Interest Income		43.00	64.50		3.33	40.00
4072. SA Roof / Paint	-	73,655.00	110,482.50		0.00	
4073. SA Late Fee		200.00	300.00		0.00	
Total Income	289,195.25	273,658.00	410,487.00	121,291.75	25,325.39	303,904.72
Expense						
ADMINISTRATIVE						
6110 · Management Expense	11,868.00	7,912.00	11,868.00	0.00	1,039.00	12,468.00
6115 · Accounting Fees & Tax Prep	320.00	320.00	285.00	-35.00	31.67	380.00
6125 · Screening	500.00	375.00	562.50	62.50	41.67	500.00
6135 · Filing Fees & DBPR	61.25	61.25	61.25	0.00	5.10	61.25
6155 · Office & Postage Expense	1,200.00	1,054.00	1,581.00	381.00	100.00	1,200.00
6160 · Licenses and Permits	700.00	2,440.00	890.00	190.00	58.33	700.00
6162 · Bad Debt	500.00	333.00	499.50	-0.50	41.67	500.00
6165 · Legal Fees	1,500.00	1,000.00	1,500.00	0.00	125.00	1,500.00
6166. Payroll Exp	16,500.00	8,628.00	12,942.00	-3,558.00	1,375.00	16,500.00
6170 · Recreational Fees	16,848.00	11,232.00	16,848.00	0.00	1,404.00	16,848.00
6171 · Land Lease	16,704.00	11,136.00	16,704.00	0.00	1,392.00	16,704.00
6172. Employee Bonus						
TOTAL ADMIN FEE	66,701.25	44,491.25	63,741.25	-2,960.00	5,613.44	67,361.25
INSURANCE						
6530 · Building Insurance	120,000.00	60,428.00	90,642.00	-29,358.00	7,500.00	90,000.00
TOTAL INSURANCE	120,000.00	60,428.00	90,642.00	-29,358.00	7,500.00	90,000.00
REPAIRS & MAINTENANCE						
6310 · Maint & Building Repairs	15,000.00	13,535.00	20,302.50	5,302.50	1,500.00	18,000.00
6320 · Building Supplies	1,000.00	858.00	1,287.00	287.00	108.33	1,300.00
6330 · Pest Control	2,220.00	0.00	0.00	-2,220.00	185.00	2,220.00
6354 · Elevator Inspection	450.00	770.00	1,155.00	705.00	37.50	450.00
6355 · Elevator Maint & Repairs	4,500.00	2,878.00	4,317.00	-183.00	375.00	4,500.00
6300 Fire Equpt	2,300.00	3,559.00	5,338.50	3,038.50	333.33	4,000.00
6365 Lawn & Landscape	3,000.00	2,000.00	3,000.00	0.00	250.00	3,000.00
6375 Miscellaneous						
TOTAL R & M	28,470.00	23,600.00	35,400.00	6,930.00	2,789.17	33,470.00
UTILITIES						
6340. Telephone	3,500.00	2,435.00	3,652.50	152.50	308.33	3,700.00
6395 · Sanitation	8,000.00	5,379.00	8,068.50	68.50	683.33	8,200.00
6400 · Electric	6,000.00	3,144.00	4,716.00	-1,284.00	416.67	5,000.00
6410 · Water	30,000.00	23,891.00	35,836.50	5,836.50	3,083.33	37,000.00
6415. Gas	1,400.00	849.00	1,273.50	-126.50	116.67	1,400.00
6415 · Cable	25,124.00	23,675.00	35,512.50	10,388.50	0.00	-
TOTAL UTILITIES	74,024.00	59,373.00	89,059.50	15,035.50	4,608.33	55,300.00
Reserves	-	0.00	0.00		4,811.12	57,733.47
Total Expense	289,195.25	187,892.25	278,842.75	0.00	25,322.06	303,864.72

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JANUARY 1ST TO DECEMBER 31ST 2025

APPROVED 2026

PROPOSED MAINTENANCE 2026		With Full Reserve ANNUAL MAINTENANCE	With Full Reserve MONTHLY MAINTENANCE
% Percent	UNIT No:		
1.7314	101,102,103,104,108,109,110 201,202,203,204,208,209,210 301,032,303,304,308,309,310 401,401,403,404,408,409,410	\$ 5,077.59	\$ 423
2.0775	100,105,107,111 200,205,207,211 300,305,307,311 400,405,407,411	\$ 6,092.57	\$ 508
2.285	106,112 206,212 306,312 406,412	\$ 6,701.10	\$ 558