

SEVENTH MOORINGS CONDOMINIUM ASSOCIATION

JANUARY 1ST TO DECEMBER 31ST 2025

APPROVED 2025

APPROVED MAINTENANCE 2025		<i>Without Reserve</i> ANNUAL MAINTENANCE	<i>Without Reserve</i> MONTHLY MAINTENANCE
% Percent	UNIT No:		
1.7314	101,102,103,104,108,109,110 201,202,203,204,208,209,210 301,302,303,304,308,309,310 401,401,403,404,408,409,410	\$ 4,985.93	\$ 415
2.0775	100,105,107,111 200,205,207,211 300,305,307,311 400,405,407,411	\$ 5,982.60	\$ 499
2.285	106,112 206,212 306,312 406,412	\$ 6,580.14	\$ 548



Association:

SEVENTH MOORINGS CONDOMINIUM ASSOCIATION

JANUARY 1ST TO DECEMBER 31ST 2025

APPROVED BUDGET

	Approved 2024 Budget	Year to Date Actual Aug-24	Projected Expenditure 2024	Variance Budget/ Pro-Actual	Approved 2025 Monthly	Approved 2025 Year
Income						
4015 · Maintenance Fees	268,410.00	178,914.00	268,371.00	-39.00	23,997.60	287,971.25
4020 · Screening Fees	800.00	1,050.00	1,575.00	775.00	100.00	1,200.00
4030 · Laundry	6,000.00	6,296.00	9,444.00	3,444.00	666.67	8,000.00
4070 · Late Fees	300.00	350.00	525.00	225.00	33.33	400.00
					0.00	
					0.00	
Total Income	275,510.00	186,610.00	279,915.00	4,405.00	24,797.60	297,571.25
Expense						
ADMINISTRATIVE						
6110 · Management Expense	11,520.00	7,680.00	11,520.00	0.00	989.00	11,868.00
6115 · Accounting Fees & Tax Prep	320.00	320.00	285.00	-35.00	26.67	320.00
6125 · Screening	500.00	450.00	675.00	175.00	41.67	500.00
6135 · Filing Fees & DBPR	61.25	61.25	250.00	188.75	5.10	61.25
6155 · Office & Postage Expense	500.00	1,168.00	1,752.00	1,252.00	100.00	1,200.00
6160 · Licenses and Permits	700.00	256.00	890.00	190.00	58.33	700.00
6162 · Bad Debt	500.00		0.00	-500.00	41.67	500.00
6165 · Legal Fees	500.00	2,550.00	3,825.00	3,325.00	125.00	1,500.00
6166 · Payroll Exp	17,500.00	10,309.00	15,463.50	-2,036.50	1,375.00	16,500.00
6170 · Recreational Fees	18,720.00	11,400.00	17,100.00	-1,620.00	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	67,525.25	45,330.25	68,464.50	939.25	5,558.44	66,701.25
INSURANCE						
6530 · Building Insurance	101,000.00	51,027.00	94,295.00	-6,705.00	10,000.00	120,000.00
TOTAL INSURANCE	101,000.00	51,027.00	94,295.00	-6,705.00	10,000.00	120,000.00
REPAIRS & MAINTENANCE						
6310 · Maint & Building Repairs	15,000.00	11,056.00	16,584.00	1,584.00	1,250.00	15,000.00
6320 · Building Supplies	1,084.75	338.00	507.00	-577.75	83.33	1,000.00
6330 · Pest Control	1,650.00	1,160.00	1,740.00	90.00	185.00	2,220.00
6354 · Elevator Inspection	450.00		0.00	-450.00	37.50	450.00
6355 · Elevator Maint & Repairs	4,500.00	8,800.00	13,200.00	8,700.00	375.00	4,500.00
6300 · Fire Eqpt	2,300.00	1,418.00	2,127.00	-173.00	191.67	2,300.00
6365 · Lawn & Landscape	3,000.00	2,000.00	3,000.00	0.00	250.00	3,000.00
6375 · Miscellaneous						
TOTAL R & M	27,984.75	24,772.00	37,158.00	9,173.25	2,372.50	28,470.00
UTILITIES						
6340 · Telephone	3,200.00	2,306.00	3,459.00	259.00	291.67	3,500.00
6395 · Sanitation	6,800.00	5,191.00	7,786.50	986.50	666.67	8,000.00
6400 · Electric	6,300.00	3,753.00	5,629.50	-670.50	500.00	6,000.00
6410 · Water	31,000.00	19,170.00	28,755.00	-2,245.00	2,500.00	30,000.00
6415 · Gas	1,200.00	899.00	1,348.50	148.50	116.67	1,400.00
6415 · Cable	30,000.00	21,579.00	32,368.50	2,368.50	2,791.67	33,500.00
TOTAL UTILITIES	78,500.00	52,898.00	79,347.00	847.00	6,866.67	82,400.00
Contingency- Reserve	-	0.00	0.00		0.00	
Total Expense	275,010.00	174,027.25	279,264.50	0.00	24,797.60	297,571.25