

# OCEAN BEACH CLUB ONE - 2026 ADOPTED BUDGET

100 - INCOME:            Category Description	2026 ADOPTED BUDGET	PERCENT % OF BUDGET
100 - 2025 CASH FORWARD * 2026 GUESSED AMOUNT	15,000.00	4.19%
101a - MAINTENANCE FEE'S { '25 - 41 units * \$675.00 } { '26 - 41 units * \$675.00 }	332,100.00	92.66%
101b - PREPAID SBA LOAN - { '25 - 1 Units * \$649.00 } { '26 1 unit *649.00 }	7,788.00	2.17%
100 - TOTAL MONTHLY MAINTENANCE FEES	\$354,888.00	94.84%
102 - TRANSFER, & LATE FEES	0.00	0.00%
103 - LAUNDRY	3,500.00	0.98%
100 - TOTAL 2025 BUDGETED YEAR - INCOME	358,388.00	100.00%
<b>EXPENSES:</b>		
<b>200 - PAYROLL GROSS:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
201 - MAINTENANCE MANAGERS' SALARY	26,000.00	7.25%
202 - TEMP HELP	0.00	0.00%
203 - PAYROLL TAXES -FICA, MCARE (941), FUTA (940), STATE ( RT-6)	0.00	0.00%
* 200 - TOTAL PAYROLL WITH TAXES	26,000.00	7.25%
<b>300 - OFFICE - ADMINISTRATIVE:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
301 - ACCOUNTING - Martin & Associates, CPA's	300.00	0.08%
302 - BOOKKEEPING MANAGEMENT - Dave Doolittle	6,180.00	1.72%
303 - LEGAL	750.00	0.21%
304 - OFFICE SUPPLIES/POSTAGE/COPIES	750.00	0.21%
* 300 - TOTAL OFFICE - ADMINISTRATIVE	7,980.00	2.23%
<b>400 - INSURANCE:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
401 - PROPERTY,BLDG,WIND,FLOOD-WC - -Insurance Office of America-Mike Mort	76,000.00	21.21%
* 500 - TOTAL BLDG-MAINTENANCE	76,000.00	21.21%
<b>500 - BLDG-MAINTENANCE:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
501 - MATERIALS -ELEC-PLUM-PAINT-JANITORIAL	6,000.00	1.67%
502 - CONTRACTED REPAIR SERVICES	7,000.00	1.95%
503 - LANDSCAPING MATERIALS - Plants etc	2,500.00	0.70%
504 - ELEVATOR - Oracle Elevator	2,600.00	0.73%
505 - LAWN CARE - SmithScape	13,000.00	3.63%
506 - FIRE PROTECTION	1,000.00	0.28%
507 - PEST CONTROL BLDG - Daves Pest Control	1,300.00	0.36%
508 - PLANNED PROJECTS EXPENSES	4,700.00	1.31%
509 - UNDEFINED PROJECTS/EXPENSES	2,211.00	0.62%
500 - TOTAL BLDG-MAINTENANCE	40,311.00	11.25%
<b>600 - POOL EXPENSES:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
601 - POOL SUPPLIES	8,150.00	2.27%
602 - POOL REPAIRS & PARTS	2,000.00	0.56%
600 - TOTAL POOL EXPENSES:	10,150.00	2.83%
<b>700 - TAXES:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
701 - FEES - PERMITS	650.00	0.18%
702 - STATE OF FL. DPBR FEE \$4 PER pd in Jan'26	168.00	0.05%
700 - TOTAL TAXES	818.00	0.23%
<b>800 - UTILITIES:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
801 - CABLE TV -Spectrum/Brighthouse Networks	51,100.00	14.26%
802 - BLDG. ELECTRIC - FPL	8,000.00	2.23%
803 - PROPANE GAS - Amerigas	2,200.00	0.61%
804 - PHONE - OFFICE - SECURITY - ELEVATOR	1,000.00	0.28%
805 - WATER, SEWER/GARBAGE - City of Flagler Beach	83,000.00	23.16%
* 800 - TOTAL UTILITIES	145,300.00	40.54%
<b>2026 BUDGETED YEAR EXPENSES - 01/01/26 thru 12/31/26 BEFORE RESERVES &amp; SBA LOAN</b>	<b>\$306,559.00</b>	<b>85.54%</b>
<b>900 - CAPITAL RESERVE:</b>	<b>2026 Adopted</b>	<b>% of BUDGET</b>
- 2026 TRANSFERS TO SIRS RESERVE:	33,925.00	9.47%
- 2026 TRANSFERS TO TRADITIONAL RESERVE:	5,040.00	1.41%
1000 - TOTAL ANNUAL SBA LOAN REPAYMENT- 30 Yr Loan { Matures April 2033 } \$87,831.84	12,864.00	3.59%
* 2026 BUDGETED YEAR EXPENSES - 01/01/26 thru 12/31/26 w/ RESERVE TRANSFERS	\$358,388.00	100.00%