

SANDCASTLE I CONDO OPERATING BUDGET		2025 Budget	ACTUAL 12/31/25		Projected 2026
2025 PROPOSED BUDGET					
ACCT	INCOME				
#					
401	MAINTENANCE FEES	\$ 1,452,112	\$ 1,452,112		\$ 1,393,080
420.01	OPERATING INTEREST	\$ 75	\$ 92		\$ 65
420.02	RENTAL FEES	\$ 7,000	\$ 10,200		\$ 7,000
420.04	LATE FEES/FINES	\$ -	\$ 100		\$ -
420.06	TRANSFER FEES	\$ -	\$ 1,325		\$ -
420.07	ANNUAL GARAGE SPACE RENTAL	\$ -	\$ 2,150		\$ -
420.1	OTHER INCOME	\$ 200	\$ 4,811		\$ 200
420.14	SANDCASTLE II ELEC REIMB	\$ 133	\$ 133		\$ 133
420.15	LCEC EQUITY DISTRIBUTION	\$ -	\$ 2,191		\$ -
420.16	insurance rebates	\$ -	\$ -		\$ -
420.17	Key Purchase	\$ -	\$ 400		\$ -
420.19	CC Operating	\$ 1,000	\$ 1,443		\$ 1,000
420.2	Capital One CC	\$ -	\$ -		\$ -
	RESERVE FEES	\$ 202,288	\$ 202,288		\$ 300,800
	TOTAL (INCOME)	\$ 1,662,808	\$ 1,677,245	\$ -	\$ 1,702,278
	94 UNITS-(QUARTERLY)				
	MAINTENANCE OPR FEE	\$ 3,862			\$ 3,548
	RESERVE FEE	\$ 538			\$ 1,152
0	Total Per Unit Per Qtr.	\$ 4,400			\$ 4,700
ACCT	EXPENSES				
#					
	WAGES, INS, TAXES				
501.01	WAGES-MANAGER *	\$ 108,949	\$ 110,626		\$ 112,217
501.02	WAGES-MAINT 1 (OT)	\$ 65,520	\$ 57,385		\$ 56,160
501.17	WAGES - HEAD MAINT (TD)	\$ 67,600	\$ 67,540		\$ 69,680
501.03	WAGES-SECRETARY (30 Hrs)	\$ 43,414	\$ 25,243		\$ 33,743
501.04	WAGES-HSKPR	\$ 54,080	\$ 54,040		\$ 56,160
501.06	HEALTH INS	\$ 8,932	\$ 8,931		\$ 12,000
501.07	HEALTH INS-EMPLOYEES	\$ 20,520	\$ 14,850		\$ 20,280
501.08	PAYROLL TX-FICA	\$ 20,881	\$ 20,089		\$ 20,334
501.09	PAYROLL TX-MEDICARE	\$ 4,884	\$ 4,698		\$ 4,755
501.1	PAYROLL TX-FUTA	\$ 210	\$ 274		\$ 210
501.11	PAYROLL-SUTA	\$ 35	\$ 37		\$ 35
501.12	WORK COMP	\$ 6,541	\$ 6,850		\$ 6,553
501.15	MERIT PAY	\$ -	\$ 10,750		\$ -
501.075	SHORT TERM DIS	\$ 2,341	\$ 2,187		\$ 2,765
	TOTAL (WAGES-INS-TAXES)	\$ 403,907	\$ 383,500	\$ -	\$ 394,892

SANDCASTLE I CONDO OPERATING BUDGET		2025 Approved	Actual 12/31/25	2025 EOY Projections	Projected 2026
ACCT	EXPENSES				
#					
	UTILITIES				
502.01	CABLE TV	\$ 79,872	\$ 79,974		\$ 82,375
502.03	ELECTRICITY	\$ 60,000	\$ 51,381		\$ 60,000
502.05	NATURAL GAS	\$ 14,000	\$ 2,946		\$ 14,000
502.11	TELEPHONE	\$ 2,550	\$ 2,697		\$ 2,700
502.07	TRASH/RECYCLE	\$ 13,405	\$ 15,196		\$ 15,130
502.13	WATER/SEWER	\$ 85,000	\$ 76,071		\$ 85,000
	TOTAL (UTILITIES)	\$ 254,827	\$ 228,265	\$ -	\$ 259,205
	GROUNDS MAINTENANCE				
503.02	GROUNDS MTCE/SUPPLIES	\$ 2,000	\$ 4,875		\$ 3,000
503.03	GROUNDS CONTRACT	\$ 14,400	\$ 13,200		\$ 14,400
503.04	EXT. PEST CONTROL	\$ 10,028	\$ 10,027		\$ 10,028
503.05	TREE TRIMMING/MTCE	\$ 6,000	\$ 3,120		\$ 6,000
503.09	DUNE TRIMMING	\$ 14,000	\$ 21,000		\$ 14,000
503.1	HARDWOOD TRIMMING (5 YRS 2021)	\$ -	\$ -	\$ -	\$ 10,625
503.11	MULCH	\$ 4,000	\$ 2,899		\$ 4,000
503.14	TENNIS COURT	\$ 300	\$ -	\$ -	\$ 300
503.15	GROUNDS CONTINGENCY	\$ 2,000	\$ 3,943		\$ 3,000
	TOTAL GROUNDS MAINT	\$ 52,728	\$ 59,064	\$ -	\$ 65,353
	POOL & SPA				
504.01	POOL/SPA MTCE & SUPPLIES	\$ 8,000	\$ 8,385		\$ 9,000
504.02	POOL CONTINGENCY	\$ 2,000	\$ 638		\$ 2,000
	TOTAL POOL & SPA	\$ 10,000	\$ 9,023	\$ -	\$ 11,000
	BLDG. MAINT. & REPAIR				
505.02	BUILDING EQUIPMENT	\$ 1,000	\$ 3,765		\$ 2,000
505.03	BUILDING SUPPLIES	\$ 4,000	\$ 2,109		\$ 3,000
505.04	CARPET CLEANING/MARBLE	\$ 3,100	\$ -	\$ -	\$ 4,000
505.07	JANITORIAL SUPPLIES	\$ 3,500	\$ 3,737		\$ 3,500
505.09	PAINTING SUPPLIES	\$ 3,500	\$ 4,280		\$ 3,500
505.1	INT. PEST CONTROL	\$ 4,500	\$ 4,054		\$ 5,000
505.13	WINDOW CLEANING	\$ 6,130	\$ -		\$ 6,130
505.17	A/C COOLING TOWER	\$ 5,025	\$ 5,261		\$ 5,766
505.2	GENERATOR	\$ 1,800	\$ 1,806		\$ 2,398
505.15	ELEVATOR MTCE	\$ 14,744	\$ 15,973		\$ 15,261
505.21	FIRE EQUIPMENT MTCE	\$ 10,000	\$ 12,950		\$ 15,000
505.24	AIR CONDITIONING MAINT	\$ 1,500	\$ 1,755		\$ 1,800
505.23	BUILDING CONTINGENCY	\$ 5,000	\$ 21,109		\$ 5,000
	TOTAL BLDG MAIN & REPAIR	\$ 63,799	\$ 76,799	\$ -	\$ 72,355

SANDCASTLE I CONDO OPERATING BUDGET		2025 Projected	Actual 12/31/25	2025 EOY Projections	Projected 2026
ACCT	EXPENSES				
#					
	INSURANCE EXPENSE				
506.03	INSURANCE-FLOOD	\$ 28,487	\$ 28,103		\$ 33,162
506.1	INSURANCE-LIAB/PROP	\$ 612,109	\$ 452,861		\$ 470,519
	TOTAL INSUR. EXPENSE	\$ 640,596	\$ 480,964	\$ -	\$ 503,681
	OFFICE EXPENSES				
507.03	CHRISTMAS	\$ 500	\$ 36		\$ 500
507.05	OFFICE EQUIPMENT	\$ 1,800	\$ 3,233		\$ 1,800
507.07	OFFICE EXPENSE	\$ 4,200	\$ 4,573		\$ 4,200
507.04	POSTAGE	\$ 800	\$ 804		\$ 800
	TOTAL OFFICE EXPENSES	\$ 7,300	\$ 8,646	\$ -	\$ 7,300
	TAXES, PERMITS, & LISC.				
508.01	LICENSES & FEES	\$ 1,800	\$ 2,250		\$ 1,800
508.06	FEES PAYABLE TO DIVISION	\$ 376	\$ 752		\$ 376
508.02	FEDERAL INCOME TAX				
	TOTAL TAX, PERMIT, & LISC.	\$ 2,176	\$ 3,002	\$ -	\$ 2,176
	PROFESSIONAL & OTHER				
509.01	ACCOUNTING	\$ 7,200	\$ 7,500		\$ 8,000
509.02	LEGAL	\$ 3,000	\$ 158	\$ -	\$ 3,000
509.09	CONTINGENCY FUND	\$ 1,500	\$ 2,907		\$ 1,500
509.1	AUTOMOBILE ALLOWANCE	\$ 4,600	\$ 4,600		\$ 4,600
509.13	LINE OF CREDIT CHARGE				\$ 500
509.12	CELL PHONE	\$ 540	\$ 450		\$ 540
	TOTAL PROF. & OTHER	\$ 16,840	\$ 15,165	\$ -	\$ 18,140
	SUBTOTAL	\$ 1,452,173	\$ 1,264,428	\$ -	\$ 1,334,102
	RESERVE CONTRIBUTION	\$ 202,288		\$ 202,288	\$ 300,800
	TOTAL EXPENSES	\$ 1,654,461		\$ 202,288	\$ 1,634,902

This document is for planning purpose only.