The Jockey Club Condominium Apartments, Inc.
Approved Budget for January 1, 2026 through December 31, 2026

	A	B	C	G	I
1	GL	Description	2025 Approved Budget w/ Full Reserves (100%)	2026 Approved w/Full Reserves (100%)	Percentage Variance
2		Revenue			
3	400100	Maintenance Income	3,446,895	2,760,503	
4	400120	Reserve Contribution	233,009	732,158	-5.09%
5	400302	Application Fees	3,665	2,000	
6	400400	Interest Fees	45,067	38,000	
7	400505	Key Fobs Income	100	550	
8	420134	Laundry Income	5,200	10,000	
9	420900	Miscellaneous Income	7,000	7,500	
10		Total Revenue	3,740,936	3,550,711	
12		Administrative Expenses			
13	520110	Postage/Delivery/Copying	9,000	9,000	
17	520116	NSF Fees	0	1,647	
18	520117	SPA Processing Fee-Castle	0	30,000	
19	520119	Office Supplies & Expenses	11,000	10,111	
28	520121	Election Monitor	548	548	
29	520131	Building Link/Software Licensi	7,970	7,221	
32	520160	Miscellaneous/Contingency	10,000	30,000	
36	530100	Accounting/Audit Fee	12,800	10,000	
38	530110	Legal Collections	1,000	20,000	
40	530116	Legal Litigation	50,000	50,000	
42	530165	Association Owned Unit Fees -	20,336	28,155	
47	540100	Screening Fees	1,600	0	
48	540110	Tax,Licenses,Inspections & Per	17,200	23,480	
61	540142	Reserve Study/Milestone (SIRS	5,000	0	
62	540145	Annual Condo Fees /DBPR	676	1,000	
64	540150	Bad Debt Expense	12,000	12,000	
65	540200	Shared Facilities	177,752	159,714	
66	711010	Uniforms	3,000	2,000	
67	540140	Holiday Bonus	0	10,250	
68	713019	Social Events	1,000	500	
69		Total Administrative Expenses	340,882	405,625	
71		Insurance			
72	510100	Insurance Expense	1,291,581	704,021	
73		Total Insurance	1,291,581	704,021	
80	555100	Payroll Combined	773,777	593,920	
81		Total Staffing/Personnel	773,777	593,920	
83		Utilities			
84	705010	Electricity	103,000	120,504	
85	705030	Water/Sewer	219,676	264,532	
88	705080	Natural Gas/Fuel Oil	22,582	25,000	
91	705060	Coastal Waste &Recycling	37,032	45,000	
92	705050	Cable TV /Internet	176,400	180,320	
93	705038	Drop My Fees Water/Sewer	50,000	66,000	
94		Total Utilities	608,690	701,356	
96		Contract Services			
97	600000	Management Fees	36,000	37,440	
98	701099	Camera/Phones/Computer/Pri	8,360	5,551	
103	520165	Elevator Consultant	10,800	10,800	
104	702030	Elevator Maintenance Agreem	13,595	21,000	
107	702145	Window Cleaning	14,000	14,000	
108	702178	Pest Control	7,100	9,316	

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	A	B	C	G	I
1	GL	Description	2025 Approved Budget w/ Full Reserves (100%)	2026 Approved w/Full Reserves (100%)	Percentage Variance
111	704600	Valet Service	131,041	158,586	
112	705032	Water Treatment	2,450	890	
113	706031	Fire Alarm Maint. Agreement	11,000	449	
114	700100	Landscaping Agreement	0	12,000	
115	712500	Pool Maintenance Agreement	10,740	9,000	
116	712560	Elevator Phones Monitoring	1,500	1,518	
117	702146	Voting Portal	0	2,030	
118		Total Contract Services	246,586	282,581	
120		Repairs & Maintenance			
121	700120	Landscape Extra/Replacement	11,500	3,450	
122	701010	Fire Pump Maintenance	1,000	1,000	
123	702000	General Repairs & Maintenanc	95,000	25,000	
124	702014	Janitorial Supplies	24,000	12,000	
125	702025	Painting Supplies & Repairs	3,000	3,000	
126	702040	Elevator Repairs/ Maintenance	20,000	20,000	
127	702050	Generator	2,400	2,100	
128	702070	Plumbing Supplies & Repairs	25,000	13,000	
129	702078	HVAC/Air Conditioning	14,000	10,000	
130	702091	Electrical Supplies & Repairs	5,000	5,000	
131	702092	Trash Chute Cleaning /Repairs	5,000	2,000	
132	702112	Door/Lock Repair/Maintenanc	500	10,000	
133	702130	Golf Cart Repairs/Maintenance	500	0	
134	702505	HVAC System/ Filters	5,340	2,500	
135	704137	Camera Repairs/Maintenance	3,000	2,000	
136	706033	Life Safety Repairs & Maintena	8,000	0	
137	706035	Fire Alarm Repairs/Maintenan	14,000	14,500	
138	707030	Hurricane	2,500	2,500	
139	712656	Pool Supplies & Repairs	7,000	3,000	
140		Total Repairs & Maintenance	246,740	131,050	
141					
142		Total Expenses without Reserv	3,268,517	2,818,553	
143				-14%	
144		Reserves			
145	300100	Pooled Reserves (funding)	233,009	257,661	
146	905655	SIRS Reserves	0	474,497	
147		Total Reserves	233,009	732,158	
148					
149		Total Expenses with Reserves	3,501,526	3,550,711	
150					
151		Net Income/(Loss)	239,410	0	

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	169 Units			2026 Approved Budget (With Full Reserves) 100%
				Annual
				$ 3,492,661.11
Unit No.	Percent	2025 Current Monthly Fee By Unit	Variance %(with 100%Reserves)	Monthly Fee By Unit
100	0.38%	$1,163.77	-5.09%	$ 1,104.55
101	0.59%	$1,824.01	-5.09%	$ 1,731.20
103	0.39%	$1,199.96	-5.09%	$ 1,138.90
105	0.39%	$1,199.96	-5.09%	$ 1,138.90
107	0.39%	$1,199.96	-5.09%	$ 1,138.90
109	0.39%	$1,199.96	-5.09%	$ 1,138.90
111	0.39%	$1,199.96	-5.09%	$ 1,138.90
114	0.39%	$1,199.96	-5.09%	$ 1,138.90
116	0.39%	$1,199.96	-5.09%	$ 1,138.90
118	0.39%	$1,199.96	-5.09%	$ 1,138.90
120	0.39%	$1,199.96	-5.09%	$ 1,138.90
200	0.38%	$1,176.04	-5.09%	$ 1,116.20
201	0.60%	$1,847.93	-5.09%	$ 1,753.90
204	0.71%	$2,174.21	-5.09%	$ 2,063.58
205	0.54%	$1,655.96	-5.09%	$ 1,571.70
207	0.54%	$1,655.96	-5.09%	$ 1,571.70
210	0.54%	$1,655.96	-5.09%	$ 1,571.70
212	0.54%	$1,655.96	-5.09%	$ 1,571.70
215	0.38%	$1,176.04	-5.09%	$ 1,116.20
300	0.39%	$1,188.00	-5.09%	$ 1,127.55
301	0.61%	$1,859.89	-5.09%	$ 1,765.25
304	0.72%	$2,193.53	-5.09%	$ 2,081.92
305	0.54%	$1,667.92	-5.09%	$ 1,583.05
307	0.54%	$1,667.92	-5.09%	$ 1,583.05
310	0.54%	$1,667.92	-5.09%	$ 1,583.05
312	0.54%	$1,667.92	-5.09%	$ 1,583.05
315	0.56%	$1,715.76	-5.09%	$ 1,628.45
400	0.39%	$1,199.96	-5.09%	$ 1,138.90
401	0.61%	$1,871.84	-5.09%	$ 1,776.60
404	0.72%	$2,212.54	-5.09%	$ 2,099.96
405	0.55%	$1,679.88	-5.09%	$ 1,594.40
407	0.55%	$1,679.88	-5.09%	$ 1,594.40
410	0.55%	$1,679.88	-5.09%	$ 1,594.40
412	0.55%	$1,679.88	-5.09%	$ 1,594.40

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415	0.56%	$1,728.02	-5.09%	$	1,640.10
500	0.40%	$1,211.92	-5.09%	$	1,150.25
501	0.61%	$1,883.80	-5.09%	$	1,787.95
504	0.73%	$2,231.86	-5.09%	$	2,118.30
505	0.55%	$1,691.84	-5.09%	$	1,605.75
507	0.55%	$1,691.84	-5.09%	$	1,605.75
510	0.55%	$1,691.84	-5.09%	$	1,605.75
512	0.55%	$1,691.84	-5.09%	$	1,605.75
515	0.57%	$1,739.98	-5.09%	$	1,651.45
600	0.40%	$1,223.88	-5.09%	$	1,161.60
601	0.62%	$1,895.76	-5.09%	$	1,799.30
604	0.73%	$2,251.18	-5.09%	$	2,136.64
605	0.56%	$1,703.80	-5.09%	$	1,617.10
607	0.56%	$1,703.80	-5.09%	$	1,617.10
610	0.56%	$1,703.80	-5.09%	$	1,617.10
612	0.56%	$1,703.80	-5.09%	$	1,617.10
615	0.57%	$1,751.94	-5.09%	$	1,662.80
700	0.40%	$1,235.83	-5.09%	$	1,172.95
701	0.62%	$1,907.72	-5.09%	$	1,810.65
704	0.74%	$2,270.19	-5.09%	$	2,154.68
705	0.56%	$1,715.76	-5.09%	$	1,628.45
707	0.56%	$1,715.76	-5.09%	$	1,628.45
710	0.56%	$1,715.76	-5.09%	$	1,628.45
712	0.56%	$1,715.76	-5.09%	$	1,628.45
715	0.58%	$1,763.90	-5.09%	$	1,674.15
800	0.41%	$1,247.79	-5.09%	$	1,184.30
801	0.63%	$1,919.99	-5.09%	$	1,822.30
804	0.75%	$2,289.51	-5.09%	$	2,173.02
805	0.56%	$1,728.02	-5.09%	$	1,640.10
807	0.56%	$1,728.02	-5.09%	$	1,640.10
810	0.56%	$1,728.02	-5.09%	$	1,640.10
812	0.56%	$1,728.02	-5.09%	$	1,640.10
815	0.58%	$1,775.86	-5.09%	$	1,685.50
900	0.41%	$1,259.75	-5.09%	$	1,195.65
901	0.63%	$1,931.95	-5.09%	$	1,833.65
904	0.75%	$2,308.53	-5.09%	$	2,191.06
905	0.57%	$1,739.98	-5.09%	$	1,651.45
907	0.57%	$1,739.98	-5.09%	$	1,651.45
910	0.57%	$1,739.98	-5.09%	$	1,651.45
912	0.57%	$1,739.98	-5.09%	$	1,651.45
915	0.58%	$1,787.82	-5.09%	$	1,696.85
1000	0.41%	$1,272.02	-5.09%	$	1,207.30
1001	0.63%	$1,943.91	-5.09%	$	1,845.00
1004	0.76%	$2,327.85	-5.09%	$	2,209.40
1005	0.57%	$1,751.94	-5.09%	$	1,662.80

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1007	0.57%	$1,751.94	-5.09%	$	1,662.80
1010	0.57%	$1,751.94	-5.09%	$	1,662.80
1012	0.57%	$1,751.94	-5.09%	$	1,662.80
1015	0.59%	$1,799.78	-5.09%	$	1,708.20
1100	0.42%	$1,283.98	-5.09%	$	1,218.65
1101	0.64%	$1,955.87	-5.09%	$	1,856.35
1104	0.77%	$2,347.17	-5.09%	$	2,227.74
1105	0.58%	$1,763.90	-5.09%	$	1,674.15
1107	0.58%	$1,763.90	-5.09%	$	1,674.15
1110	0.58%	$1,763.90	-5.09%	$	1,674.15
1112	0.58%	$1,763.90	-5.09%	$	1,674.15
1115	0.59%	$1,811.74	-5.09%	$	1,719.55
1200	0.42%	$1,295.94	-5.09%	$	1,230.00
1201	0.64%	$1,967.83	-5.09%	$	1,867.70
1204	0.77%	$2,366.18	-5.09%	$	2,245.78
1205	0.58%	$1,775.86	-5.09%	$	1,685.50
1207	0.58%	$1,775.86	-5.09%	$	1,685.50
1210	0.58%	$1,775.86	-5.09%	$	1,685.50
1212	0.58%	$1,775.86	-5.09%	$	1,685.50
1215	0.59%	$1,824.01	-5.09%	$	1,731.20
1400	0.43%	$1,307.90	-5.09%	$	1,241.35
1401	0.65%	$1,979.79	-5.09%	$	1,879.05
1404	0.78%	$2,385.50	-5.09%	$	2,264.12
1405	0.58%	$1,787.82	-5.09%	$	1,696.85
1407	0.58%	$1,787.82	-5.09%	$	1,696.85
1410	0.58%	$1,787.82	-5.09%	$	1,696.85
1412	0.58%	$1,787.82	-5.09%	$	1,696.85
1415	0.60%	$1,835.97	-5.09%	$	1,742.55
1500	0.43%	$1,319.86	-5.09%	$	1,252.70
1501	0.65%	$1,991.75	-5.09%	$	1,890.40
1504	0.78%	$2,404.51	-5.09%	$	2,282.16
1505	0.59%	$1,799.78	-5.09%	$	1,708.20
1507	0.59%	$1,799.78	-5.09%	$	1,708.20
1510	0.59%	$1,799.78	-5.09%	$	1,708.20
1512	0.59%	$1,799.78	-5.09%	$	1,708.20
1515	0.60%	$1,847.93	-5.09%	$	1,753.90
1600	0.43%	$1,331.82	-5.09%	$	1,264.05
1601	0.65%	$2,003.71	-5.09%	$	1,901.75
1604	0.79%	$2,423.83	-5.09%	$	2,300.50
1605	0.59%	$1,811.74	-5.09%	$	1,719.55
1607	0.59%	$1,811.74	-5.09%	$	1,719.55
1610	0.59%	$1,811.74	-5.09%	$	1,719.55
1612	0.59%	$1,811.74	-5.09%	$	1,719.55
1615	0.61%	$1,859.89	-5.09%	$	1,765.25
1700	0.44%	$1,343.78	-5.09%	$	1,275.40
1701	0.66%	$2,015.97	-5.09%	$	1,913.40
1704	0.80%	$2,443.15	-5.09%	$	2,318.84
1705	0.59%	$1,824.01	-5.09%	$	1,731.20
1707	0.59%	$1,824.01	-5.09%	$	1,731.20
1710	0.59%	$1,824.01	-5.09%	$	1,731.20
1712	0.59%	$1,824.01	-5.09%	$	1,731.20
1715	0.61%	$1,871.84	-5.09%	$	1,776.60
1800	0.44%	$1,356.04	-5.09%	$	1,287.05
1801	0.66%	$2,027.93	-5.09%	$	1,924.75
1804	0.80%	$2,462.16	-5.09%	$	2,336.88
1805	0.60%	$1,835.97	-5.09%	$	1,742.55
1807	0.60%	$1,835.97	-5.09%	$	1,742.55
1810	0.60%	$1,835.97	-5.09%	$	1,742.55
1812	0.60%	$1,835.97	-5.09%	$	1,742.55

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1815	0.61%	$1,883.80	-5.09%	$	1,787.95
1900	0.45%	$1,368.00	-5.09%	$	1,298.40
1901	0.67%	$2,039.89	-5.09%	$	1,936.10
1904	0.81%	$2,481.48	-5.09%	$	2,355.22
1905	0.60%	$1,847.93	-5.09%	$	1,753.90
1907	0.60%	$1,847.93	-5.09%	$	1,753.90
1910	0.60%	$1,847.93	-5.09%	$	1,753.90
1912	0.60%	$1,847.93	-5.09%	$	1,753.90
1915	0.62%	$1,895.76	-5.09%	$	1,799.30
2000	0.45%	$1,379.96	-5.09%	$	1,309.75
2001	0.67%	$2,051.85	-5.09%	$	1,947.45
2004	0.82%	$2,500.50	-5.09%	$	2,373.26
2005	0.61%	$1,859.89	-5.09%	$	1,765.25
2007	0.61%	$1,859.89	-5.09%	$	1,765.25
2010	0.61%	$1,859.89	-5.09%	$	1,765.25
2012	0.61%	$1,859.89	-5.09%	$	1,765.25
2015	0.62%	$1,907.72	-5.09%	$	1,810.65
2100	0.45%	$1,391.89	-5.09%	$	1,321.07
2101	0.67%	$2,063.81	-5.09%	$	1,958.80
2104	0.82%	$2,519.81	-5.09%	$	2,391.60
2105	0.61%	$1,871.84	-5.09%	$	1,776.60
2107	0.61%	$1,871.84	-5.09%	$	1,776.60
2110	0.61%	$1,871.84	-5.09%	$	1,776.60
2112	0.61%	$1,871.84	-5.09%	$	1,776.60
2115	0.63%	$1,919.99	-5.09%	$	1,822.30
2200	0.52%	$1,603.21	-5.09%	$	1,521.64
2201	2.19%	$6,719.48	-5.09%	$	6,377.57
2204	0.85%	$2,615.80	-5.09%	$	2,482.70
2205	0.64%	$1,958.32	-5.09%	$	1,858.68
2210	1.16%	$3,542.52	-5.09%	$	3,362.27
2212	0.76%	$2,332.75	-5.09%	$	2,214.06
	100.00%	**$ 306,661.85**		**$**	**291,057.94**

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