Sandalfoot South One Condominium Association, Inc.

2026 Operating Budget

GL Account	Description	2025 Budget	2026 Budget
	INCOME		
4000	Assessment Income	611,286	592,223
	TOTAL INCOME	**611,286**	**592,223**
	ADMINISTRATIVE		
5450	Management Services	17,760	18,840
5000	Office Expenses	2,750	3,400
5410	Accounting Services	5,000	5,000
5420	Legal Services	3,000	5,000
5200	Licenses & Permits	920	920
5220	Fees to Division	360	540
5170	Website & Advertising	0	2,100
	INSURANCE		
5300	Insurance	330,000	266,000
	PAYROLL		
5940	Maintenance Personnel	28,860	31,200
5970	Payroll Taxes	2,020	2,386
	GROUNDS MAINTENANCE		
7040	Lawn Maintenance	22,800	25,200
7050	Lawn Fert & Pest Control	3,150	3,550
7100	Tree Service	5,000	5,000
7220	Pest Control	4,600	4,600
	BUILDING MAINTENANCE		
8000	General Repairs & Mtce	23,000	30,000
8250	Roof Repairs & Mtce	10,000	24,500
7360	Rust Treatment	2,800	3,000
6910	Fire Suppression Equipment	2,000	2,000
7720	Parking	3,500	3,100
	RECREATION FACILITIES		
8700	Pool & Spa Service	4,050	4,800
8730	Pool Maintenance & Repairs	5,000	5,000
	UTILITIES & SERVICES		
6100	Electricity	9,600	9,900
6000	Water & Sewer	49,500	51,000
6320	Telephone	2,000	2,100
6210	Natural Gas	29,000	30,400
	TOTAL OPERATING EXPENSES	**566,670**	**539,536**
	TOTAL RESERVES	**44,616**	**52,687**
	TOTAL EXPENSES	**611,286**	**592,223**

MONTHLY MAINTENANCE FEE SCHEDULE	
Number of Units	**Monthly Fee**
90	$ 548.00

Amounts have been rounded to the nearest whole dollar.

Sandalfoot South One Condominium Association, Inc.

2026 Operating Budget

RESERVE FUND SCHEDULE										
GL Account	Description	Replacement Cost	Opening Balance	Current Year Contribution	Current Year Expenditures	Estimated Ending Balance	Balance to Fully Fund	Initial Life (in years)	Remaining Life (in years)	2026 Annual Contribution
2730	Reserve - Irrigation	5,000	5,000		-	5,000	-	10	-	-
2760	Reserve - Fences	9,177	9,177		-	9,177	-	25	-	-
2770	Reserve - Paving	130,000	15,568	3,814	-	19,382	110,618	30	28	3,951
2820	Reserve - Roof	810,000	215,725	95,037	71,760	239,002	570,998	20	16	35,687
2830	Reserve - Painting	90,000	18,407	4,773	-	23,180	66,820	15	14	4,773
2842	Reserve - Other Plumbing	90,000	26,631	6,337	-	32,968	57,032	10	8	7,129
2870	Reserve - Pool & Spa	18,000	8,168	655	-	8,823	9,177	15	8	1,147
	Totals		**298,676**	**110,616**	**71,760**	**337,532**	**814,645**			**52,687**