ROYAL COAST CONDOMINIUM ASSOCIATION
2026 OPERATING BUDGET

Income

	2026 Budget
4000 - Members Maintenance Assessment	2,363,336
4005 - Reserve Income	1,390,500
4010 - Application Fee Income	2,500
4015 - Comcast Compensation Income	855
4020 - Estoppel Fee Income	3,000
4075 - Interest Income	2,730
4095 - Laundry Room Income	6,000
4114 - Miscellaneous Income	1,500
Total Income	**3,770,421**

Expense

Payroll

5902 · Payroll	335,683
5907 · Payroll-Employee Insurance	16,500
5930 · Payroll-Taxes	27,297
6600 · ADP Payroll/Payroll Processing	1,905
Total Payroll	**381,385**

Utilities

6000 · Electricity	122,599
6002 · Gas/Natural Gas	13,693
6010 · Water & Sewer	139,578
6020 · Telephone	5,712
6030 · Trash Removal	23,909
Total Utilities	**305,491**

Insurance

5200 · Insurance-General	872,894
5210 · Insurance - Flood	62,859
5235 · Insurance-Workers Comp	8,931
Total Insurance	**944,684**

Contracts

6305 · HVAC-A/C Maintenance	6,600
6307 · A/C Cooling Tower Chemicals	8,065
6412 · Elevator Maintenance	17,115
6466 · Fire Protection Monitoring	660
6540 · Landscape Maintenance	9,660
6755 · Pest Control	6,370
6760 · Security Contract	238,789
Total Contracts	**287,259**

Expense

Maintenance

	2026 Budget
6306 · A/C Cooling Tower Maint	75,000
6310 - Backflow Maintenance & Inspectio	2,291
6410 - Elevator Maintenance	15,738
6445 · Equipment Repair & Supplies	4,000
6470 · Fire Alarm Repairs & Insp.	13,463
6510 · Maintenance-Outdoor Park/Garage	12,449
6580 · Janitorial Supplies	9,982
6615 · Electrical Repairs	5,882
6670 · Maintenance-Building Repairs	110,000
6675 · Maintenance Supplies/Building	31,000
6790 · Plumbing Repairs	83,287
6800 · Pool Maintenance	13,000
6821 · Landscape & Irrigation Repairs	11,000
6830 - Tree Trimming	0
6840 · Washing Machine Maintenance	3,500
6850 · Generator Maintenance	3,500
Total Maintenance	**394,092**

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General & Administrative

5004 · Bookkeeping Fees	17,940
5010 · Administrative Expenses	13,000
5016 · Audit Fees	5,150
5025 · Bank Charges	1,500
5055 · Bureau of Condominiums	812
5060 · Internet Service	4,746
5075 · Legal Fees	15,000
5076 · Legal Fees-Unit Owners	1,000
5080 · Licenses Fees & Permits	2,236
5095 · Office Supplies	2,237
5100 · Postage	750
5120 · Screening Fees-Rental/Sal	1,200
Total General & Administrative	**65,571**

Total Expense	2,379,922

Royal Coast Condominium
2026 By Unit

	Maintenance	Reserves	Total
To be collected from Unit Owners :	$ 2,363,266	$ 1,390,500	$ 3,753,766

UNIT	# of Units	%UNIT		Annual			Monthly		Cummulative	VERSUS 2025		
			Maintenance	Reserves	Total	Maintenance	Reserves	Total		Monthly	Increase $'s	Increase %
LA	1	0.241800%	$ 5,714.38	$ 3,362.23	$ 9,076.61	$ 476.20	$ 280.19	$ 756.38	$ 9,076.61	$ 740.51	$ 15.87	2.1%
LB	1	0.444200%	$ 10,497.63	$ 6,176.60	$ 16,674.23	$ 874.80	$ 514.72	$ 1,389.52	$ 16,674.23	$ 1,360.36	$ 29.16	2.1%
LC	1	0.443000%	$ 10,469.27	$ 6,159.92	$ 16,629.18	$ 872.44	$ 513.33	$ 1,385.77	$ 16,629.18	$ 1,356.69	$ 29.08	2.1%
LD	1	0.486300%	$ 11,492.56	$ 6,762.00	$ 18,254.56	$ 957.71	$ 563.50	$ 1,521.21	$ 18,254.56	$ 1,489.29	$ 31.92	2.1%
LE	1	0.658800%	$ 15,569.20	$ 9,160.61	$ 24,729.81	$ 1,297.43	$ 763.38	$ 2,060.82	$ 24,729.81	$ 2,017.58	$ 43.24	2.1%
LF	1	0.483600%	$ 11,428.75	$ 6,724.46	$ 18,153.21	$ 952.40	$ 560.37	$ 1,512.77	$ 18,153.21	$ 1,481.03	$ 31.74	2.1%
LG	1	0.327300%	$ 7,734.97	$ 4,551.11	$ 12,286.08	$ 644.58	$ 379.26	$ 1,023.84	$ 12,286.08	$ 1,002.36	$ 21.48	2.1%
A Type	14	0.536300%	$ 12,674.20	$ 7,457.25	$ 20,131.45	$ 1,056.18	$ 621.44	$ 1,677.62	$ 281,840.26	$ 1,642.42	$ 35.20	2.1%
B Type	14	0.483600%	$ 11,428.75	$ 6,724.46	$ 18,153.21	$ 952.40	$ 560.37	$ 1,512.77	$ 254,144.97	$ 1,481.03	$ 31.74	2.1%
C Type	14	0.482800%	$ 11,409.85	$ 6,713.33	$ 18,123.18	$ 950.82	$ 559.44	$ 1,510.27	$ 253,724.55	$ 1,478.58	$ 31.69	2.1%
D Type	14	0.572600%	$ 13,532.06	$ 7,962.00	$ 21,494.06	$ 1,127.67	$ 663.50	$ 1,791.17	$ 300,916.90	$ 1,753.59	$ 37.58	2.1%
E Type	14	0.658800%	$ 15,569.20	$ 9,160.61	$ 24,729.81	$ 1,297.43	$ 763.38	$ 2,060.82	$ 346,217.35	$ 2,017.58	$ 43.24	2.1%
F Type	14	0.483600%	$ 11,428.75	$ 6,724.46	$ 18,153.21	$ 952.40	$ 560.37	$ 1,512.77	$ 254,144.97	$ 1,481.03	$ 31.74	2.1%
G Type	14	0.483200%	$ 11,419.30	$ 6,718.90	$ 18,138.20	$ 951.61	$ 559.91	$ 1,511.52	$ 253,934.76	$ 1,479.80	$ 31.72	2.1%
H Type	14	0.434700%	$ 10,273.12	$ 6,044.50	$ 16,317.62	$ 856.09	$ 503.71	$ 1,359.80	$ 228,446.69	$ 1,331.27	$ 28.53	2.1%
J Type	14	0.483600%	$ 11,428.75	$ 6,724.46	$ 18,153.21	$ 952.40	$ 560.37	$ 1,512.77	$ 254,144.97	$ 1,481.03	$ 31.74	2.1%
K Type	14	0.483200%	$ 11,419.30	$ 6,718.90	$ 18,138.20	$ 951.61	$ 559.91	$ 1,511.52	$ 253,934.76	$ 1,479.80	$ 31.72	2.1%
L Type	14	0.490300%	$ 11,587.09	$ 6,817.62	$ 18,404.71	$ 965.59	$ 568.14	$ 1,533.73	$ 257,666.01	$ 1,501.54	$ 32.19	2.1%
M Type	14	0.488700%	$ 11,549.28	$ 6,795.37	$ 18,344.65	$ 962.44	$ 566.28	$ 1,528.72	$ 256,825.16	$ 1,496.64	$ 32.08	2.1%
N Type	14	0.483600%	$ 11,428.75	$ 6,724.46	$ 18,153.21	$ 952.40	$ 560.37	$ 1,512.77	$ 254,144.97	$ 1,481.03	$ 31.74	2.1%
PType	14	0.357500%	$ 8,448.68	$ 4,971.04	$ 13,419.71	$ 704.06	$ 414.25	$ 1,118.31	$ 187,875.99	$ 1,094.84	$ 23.47	2.1%
Rounding									$ -			
TOTAL	**203**								$ 3,753,766.00			