Gardens By The Sea Condominium Association		
		2026 Budget
Operating Accounts		
INCOME		
	Quarterly Assessments	**$819,057**
	Lift Station Fee/repairs Income	**$750**
	Cubhouse Room Rental	**$60**
	Rental application fee	**$3,000**
	Laundry Income	**$7,500**
Income Accounts Total		**$830,367**
ADMINISTRATIVE EXPENSES		
	Accounting / Tax Fees	**$5,500**
	Annual Corporate Report	**$80**
	Bank Fees	**$360**
	Insurance Expense	**$270,000**
	Legal & Professional Fees	**$7,500**
	Management Fees	**$13,330**
	Office Expenses	**$4,600**
	Taxes / Licenses / Fees	**$2,000**
UTILITIES		
	Electric	**$18,400**
	Trash Removal	**$20,000**
	Water & Sewer	**$92,000**
	Telephone	**$1,850**
	Gas	**$850**
REPAIR / MAINTENANCE		
	Building Repairs & Maintenance	**$21,000**
	Roof Maintenance & Repair	**$6,100**
	Plumbing Repairs & Maintenance	**$14,000**
	Power Washing	**$15,000**
	Liftstation Contract/repairs	**$4,000**
	Asphalt Expense	**$3,000**
	Electrical Repairs	**$3,000**

	Elevator Maintenance/Repairs	**$4,200**
	Fire AlarmMaintenance & Inspection	**$5,200**
	Termite Contract	**$1,500**
	Pest Control	**$7,500**
	Irrigation Maint. & Repairs	**$3,000**
	Tree Trimming/Removal	**$6,400**
	Landscaping/Groundskeeping	**$22,000**
	Pool Maintenance Contract	**$5,000**
	Pool Repairs & Supplies	**$6,000**
	Janitorial Maintenance	**$28,800**
	Janitorial Supplies	**$800**
	Laundry Machines- Repair	**$3,200**
	Barbeques	**$18,000**
	SIRS & NON SIRS (RESERVES)	**$216,197**
Expense Accounts Total		**$830,367**

	1 Bedroom YEARLY	**$ 8,073**
	1 Bedroom QUARTERLY	**$ 2,018**
	2 Bedroom YEARLY	**$ 9,785**
	2 Bedroom QUARTERLY	**$ 2,446**