



SAGA BAY GARDENS CONDOMINIUM ASSOCIATION INC.

Prepared by Excel Management

Approved Budget for January 1, 2026 - December 31, 2026

	2025		2025	2026
	AUG YTD	PROJECTED	Budget	Budget
INCOME				
Assessment Income	501,816.96	718,762.70	752,552.00	770,588.00
Reserve Income	207,072.00	316,600.00	310,800.00	310,600.00
Miscellaneous Income	0.00	0.00	0.00	0.00
Gate Access Card	0.00	0.00	0.00	0.00
Interest Income	7.37	14.74	0.00	0.00
Late Fee Income	1,750.00	2,333.33	0.00	0.00
Laundry Income	11,350.34	15,133.79	15,000.00	15,000.00
TOTAL INCOME	\$721,996.67	\$1,052,844.56	\$1,078,352.00	\$1,096,188.00
ADMINISTRATIVE EXPENSES				
Admin Miscellaneous	0.00	0.00	300.00	300.00
Annual Corporate Report	61.25	122.50	62.00	62.00
Badt Debt	0.00	833.33	7,500.00	7,500.00
Bank Charges	174.05	232.07	1,000.00	1,000.00
Legal & Professional Fees	18,259.91	24,346.55	7,500.00	7,500.00
Licenses, Permits & Fees	5,047.92	3,000.00	3,000.00	3,500.00
Management Fees	20,320.00	27,093.33	30,500.00	30,500.00
Coupon Books	0.00	0.00	1,000.00	1,000.00
Printing & Postage	2,655.76	3,541.01	1,500.00	2,000.00
Accounting fees/auditor	390.00	6,000.00	6,000.00	6,000.00
Flood Insurance	21,952.00	29,269.33	32,500.00	35,342.00
Finance Charge	12,313.32	16,417.76	11,000.00	14,901.00
Property Insurance/Fire other perils	37,837.68	0.00	60,000.00	56,757.00
Property Insurance/Wind only	144,890.24	0.00	170,000.0	211,369.0
Directors & Officers	1,377.36	1,836.48	2,250.00	1,722.00
Crime/Fidelity bonds	578.64	771.52	900.00	900.00
Liability Insurance	31,329.36	41,772.48	52,000.00	43,372.00
TOTAL ADMINISTRATIVE	297,187.49	155,236.36	387,012.0	423,725.0
UTILITIES				
Internet	1,388.80	1,851.73	2,000.00	2,083.00
Electricity	19,496.97	25,995.96	29,500.00	29,500.00
Telephone	0.00	0.00	5,200.00	0.00
Water & Sewer	60,861.11	81,148.15	94,000.00	92,000.00
TOTAL UTILITIES	81,746.88	108,995.84	130,700.00	123,583.00
MAINTENANCE AND REPAIRS				
Fire Alarm repair	15,210.50	10,000.00	6,000.00	6,000.00
Electrical repair		17,000.00	6,000.00	3,000.00
Elevator repair	1,170.00	15,000.00	4,000.00	4,000.00
Gate repair	680.00	1,360.00	3,000.00	3,000.00
General Maintenance & Repair	10,107.92	25,000.00	30,000.00	25,000.00
Gym Maintenance & Repair	0.00	0.00	2,000.00	2,000.00
Pool Repair	0.00	0.00	3,000.00	3,000.00
Plumbing Repairs	1,100.00	10,000.00	8,000.00	6,000.00
Roof Repairs	0.00	5,300.00	4,000.00	1,000.00
TOTAL MAINTENANCE AND REPAIRS	28,268.42	83,660.00	66,000.00	53,000.00
CONTRACTS				
Elevator Contract Maintenance	7,840.00	10,453.33	5,760.00	5,760.00
Fire Alarm Maintenance	7,078.91	9,438.55	6,000.00	6,000.00
Gate Control Subscription	1,035.87	1,381.16	2,280.00	2,280.00
Janitorial Services	34,810.40	46,413.87	56,000.00	56,000.00

	2025		2025	2026
	AUG YTD	PROJECTED	Budget	Budget
Lake Maintenance	1,400.00	1,866.67	2,100.00	2,100.00
Lawn Maintenance	7,800.00	10,400.00	15,600.00	15,600.00
Pest Control	5,467.00	7,289.33	3,500.00	3,500.00
Pool Service Contract	3,200.00	4,266.67	4,800.00	4,800.00
Parking Security	7,361.60	9,815.47	11,000.00	11,000.00
Tree trimming	0.00	0.00	9,000.00	9,000.00
Debris/Bulk trash pick up	4,650.00	6,200.00	6,000.00	6,000.00
Waste Removal	40,789.81	54,386.41	62,000.00	63,240.00
TOTAL CONTRACTS	121,433.59	161,911.45	184,040.00	185,280.00
RESERVE				
Structural Reserve Contribution	118,400.00	177,600.00	177,600.00	177,600.00
Non Structural Reserve Contribution	88,672.00	133,000.00	133,000.00	133,000.00
TOTAL RESERVE	207,072.00	310,600.00	310,600.00	310,600.00
TOTAL EXPENSES	735,708.38	820,403.66	1,078,352.00	1,096,188.00

Unit Type	No of Units	% of Ownership	2025	2026	\$ increase/unit
Unit A	36	0.37656%	\$333.68	\$339.28	\$5.60
Unit B	72	0.51836%	\$459.33	\$467.04	\$7.70
Unit C	72	0.68223%	\$604.54	\$614.68	\$10.14

% Increase 1.7%

2026 Total Monthly	2026 Total Annual
\$12,213.96	\$146,567.58
\$33,626.68	\$403,520.12
\$44,257.13	\$531,085.60
\$90,097.77	\$1,081,173.30