	Galt Ocean Terrace 2026 Proposed Budget		
	ADOPTED	**PROJECTED**	**ADOPTED**
	2025	**12/31/2025**	**2026**
REVENUE			
5000 MONTHLY DUES INCOME	1,761,576	1,761,576	1,788,375
5200 INTEREST INCOME	0	20	0
5300 LATE FEE INCOME	0	0	0
5400 APPLICATION FEE	0	1,000	0
5450 ESTOPPEL INCOME	0	1,000	0
5500 MISC INCOME	0	1,000	0
5700 KEY INCOME	0	600	0
5750 LAUNDRY INCOME	0	10,000	0
TOTAL REVENUE	**$ 1,761,576**	**$ 1,775,196**	**$ 1,788,375**
EXPENSES			
UTILITIES			
6000 ELECTRICITY	70,000	70,000	70,000
6005 WATER & SEWER	63,000	57,000	65,000
6010 GAS	2,000	5,000	3,000
6015 TRASH REMOVAL	13,000	14,000	15,000
6020 TELEPHONE	6,000	7,000	7,000
TOTAL	**154,000**	**153,000**	**160,000**
OPERATING EXPENSES			
6050 LAWN MAINT	13,000	12,000	13,000
6060 MAINTENANCE SERVICES	58,800	58,800	58,800
6070 SECURITY SERVICES	217,000	217,000	217,000
6080 TRASH COMPACTOR	2,000	2,000	1,000
6090 PEST CONTROL	8,000	8,000	8,000
6100 ELEVATOR CONTRACT	11,000	11,000	10,000
6110 FIRE ALARM SYSTEM	6,000	7,000	7,000
6120 AIR CONDITIONING	7,200	20,000	10,000
6130 GENERATOR	2,500	2,500	2,500
6140 LOBBY SERVICES	5,812	4,000	5,000
6150 POOL/SPA CONTRACT	4,500	4,500	4,500
6160 WATER TREATMENT	4,300	9,000	6,000
6170 JANITORIAL SERVICES	57,370	57,370	57,370
TOTAL	**397,482**	**413,170**	**400,170**
MAINTENANCE			
6250 TREE TRIM/REPLACE	2,000	3,000	2,000
6260 BUILDING	15,000	25,000	20,000
6270 REPAIRS	10,000	15,000	10,000
6280 ELEVATOR MAINTENANCE	15,000	50,000	30,000
6290 REPAIRS/MAINTENANCE	20,000	40,000	25,000

6300 POOL/SPA/FOUNTAIN	5,000	2,000	1,000
6310 ROOF REPAIRS	4,000	2,000	4,000
6320 AIR CONDITIONING	10,000	5,000	7,500
6330 PLUMBING	0	4,000	8,000
6340 ELECTRICAL REPAIRS	0	5,000	5,000
6350 LANDSCAPE EXTRAS	1,000	500	1,000
6360 JANITORIAL SUPPLIES	1,500	750	536
6370 EQUIP - FIRE EXTINGUISHER	0	3,700	3,700
6380 EQUIP - BUILDING	2,500	1,250	2,000
6390 SUPPLIES	3,000	4,000	2,000
6410 GATE	1,200	4,000	2,500
TOTAL	**90,200**	**165,200**	**124,236**
ADMIN			
6500 MANAGEMENT SERVICES	27,300	48,000	27,300
6510ADMINISTRATIVE STAFF SVCS	40,000	5,000	30,000
6520 ACCOUNTING FEES	4,800	4,800	4,800
6530 LEGAL FEES	12,000	17,000	10,000
6540 INSURANCE	726,000	726,000	726,000
6550 LICENSE PERMITS - ELEV	550	550	550
6560 OFFICE SUPPLIES	5,000	2,500	2,500
6570 SCREENING FEES	1,000	200	250
6580 ANNUAL CONDO FEE	544	605	605
6590 LICENSE TAXES & PERMITS	2,700	2,700	2,500
TOTAL	**819,894**	**807,355**	**804,505**
RESERVE CONTRIBUTIONS			
6800 RESERVES UNALLOCATED	300,000	300,000	300,000
TOTAL RESERVE CONTRIBUTIONS	**300,000**	**300,000**	**300,000**
TOTAL EXPENSES	**1,761,576**	**1,838,725**	**1,788,911**

Total Amount of Maintenance Assessment Fees

$1,788,375.00

# UNITS	# PAYMENTS	MONTHLY DUES
136	12	SEE BELOW

stack	unit type	#of units	monthly maintenance
2	**A1**	**12**	**$1,124.00**
2	**B3**	**5**	**$963.00**
7	**A2**	**17**	**$1,124.00**
3	**A3**	**12**	**$1,124.00**
3	**A4**	**5**	**$1,284.00**
8	**B1**	**17**	**$769.00**

% of Unit Ownership	TOTALS PER UNIT TYPE	MONTHLY TOTALS PER UNIT TYPE
0.75389%	$161,856.00	$13,488.00
0.64579%	$57,780.00	$4,815.00
0.75389%	$229,296.00	$19,108.00
0.75389%	$161,856.00	$13,488.00
0.86129%	$77,040.00	$6,420.00
0.51552%	$156,876.00	$13,073.00

1	**B2**	**17**	**$817.00**
4	**C1**	**5**	**$1,124.00**
5	**C1/C2**	**29**	**$1,170.00**
6	**D**	**16**	**$1,485.00**
	D1906	**1**	**$1,485.00**
		136	

0.54809%	$166,668.00	$13,889.00
0.75389%	$67,440.00	$5,620.00
0.78507%	$407,159.87	$33,929.99
0.99630%	$285,120.00	$23,760.00
0.99646%	$17,820.00	$1,485.00
	$1,788,911.87	$147,590.99