

Starboard Light Condominium Assoc. Inc.
Budget
2026

	2025			2026 Proposed		
	Jan - Jul 25	YTD Budget	Annual Budget	Monthly	Yearly	
Expense						
Administrave Expense						
SBA	1,421.00	1,421.00	2,436.00	\$203.00	\$2,436.00	
Office Supplies & Software	92.48	58.35	100.00	\$8.33	\$100.00	
Professional Fees						
CPA	320.00	300.00	300.00	\$26.67	\$320.00	
Legal	0.00	291.70	500.00	\$0.00	\$0.00	
Licenses	333.25	228.00	300.00	\$29.17	\$350.00	
Management Fees	3,500.00	3,500.00	6,000.00	\$515.00	\$6,180.00	
Total Professional Fees	4,153.25	4,319.70	7,100.00			
Total Administrave Expense	5,666.73	5,799.05	9,636.00	\$782.17	\$9,386.00	
Contingency	0.00	583.35	1,000.00	\$83.33	\$1,000.00	
Repair & Maintenance						
Building Maintenance	2,698.42	5,833.35	10,000.00	\$833.33	\$10,000.00	
Elevator Maintenance	2,109.10	2,041.70	3,500.00	\$333.33	\$4,000.00	
Fire & Safety	2,229.01	583.35	1,000.00	\$191.67	\$2,300.00	
Janitorial	1,625.00	1,575.00	2,700.00	\$250.00	\$3,000.00	
Lawn & Landscaping	7,184.25	5,250.00	9,000.00	\$750.00	\$9,000.00	
Pest Control	273.00	582.87	999.52	\$66.67	\$800.00	
Pool Service	3,263.75	4,375.00	7,500.00	\$625.00	\$7,500.00	
Supplies (w bldg mtnc)	0.00	87.50	150.00	\$0.00	\$0.00	
Total Repair & Maintenance	19,382.53	20,328.77	34,849.52	\$3,050.00	\$36,600.00	
Utilities						
Cable/Internet	10,145.19	9,625.00	16,500.00	\$1,500.00	\$18,000.00	
Electricity	2,147.34	2,625.00	4,500.00	\$358.33	\$4,300.00	
Trash Removal	1,984.01	1,400.00	2,400.00	\$250.00	\$3,000.00	
Treatment Plant	5,178.35	5,833.35	10,000.00	\$833.33	\$10,000.00	
Water	3,372.46	3,500.00	6,000.00	\$500.00	\$6,000.00	
Total Utilities	22,827.35	22,983.35	39,400.00	\$3,441.67	\$41,300.00	
Total Expense	47,876.61	49,694.52	84,885.52	\$7,357.17	\$88,286.00	
Variance					3.85%	
Insurance	3,179.30	18,666.70	32,000.00	\$3,137.50	\$37,650.00	
Projected Increase for insurance						
Other Expense					Fully fund res	
Reserve Expense	63,438.48	62,680.10	107,451.60	\$6,222.95	\$74,675.43	\$92,125.36
Total Other Expense	63,438.48	62,680.10	107,451.60	\$16,717.62	\$200,611.43	\$292,736.78
		Per unit/per month		\$77.40	\$928.76	\$1,355.26
				ROUNDING	\$930.00	