

2026 Approved Budget for Mariner's Cove at Lighthouse Bay Condominiums

		2025	2025 YTD	2026
		Approved Budget	Expenses Jan.-Oct.	Approved Budget
Income				
Condo Income				
4300	Dues Income- \$650 per month	567,000.00	473,039.70	585,000.00
4360	Special Assessment Income		\$1,054,565.00	
Total - Condo Income		567,000.00	1,527,604.70	585,000.00
Expense				
Admin Expenses				
5700	Insurance Expense	45,095.00	36,527.15	59,301.00
5060	Legal Fees	1,000.00	0.00	0.00
5010	Management Fees	23,400.00	19,500.00	24,300.00
5180	Office/Website Fees	300.00	1,537.50	300.00
5220	Notifications-DFI Filing	25.00	25.00	27.50
5170	Office Supplies/Licenses	0.00	0.00	0.00
5040	Tax Preparation	150.00	350.00	375.00
5050	Income Taxes-State & Federal	4,500.00	6,325.00	7,000.00
Total - Admin Expenses		74,470.00	64,264.65	91,303.50
Building & Grounds Contracts				
5262	Building Cleaning	26,500.00	22,596.43	26,500.00
5626	Elevator	17,000.00	14,271.30	18,500.00
5625	Irrigation System	5,000.00	3,412.75	4,000.00
5266	Window Washing	9,000.00	9,835.00	10,200.00
5572	Landscape Mowing/Trugreen	35,000.00	31,001.40	36,000.00
5591	Pool Maintenance	74,000.00	64,065.35	75,000.00
5581	Pool Chemicals	5,500.00	3,937.50	5,000.00
5566	Salt Application	8,000.00	8,160.00	8,500.00
5570	Snow Removal Contract	21,300.00	12,780.00	21,300.00
Total - Building & Grounds Contracts		201,300.00	170,059.73	205,000.00

General Maintenance				
5620	Fire Alarm Insp/Monitoring	7,000.00	4,782.29	5,500.00
5624	Fire Extinguisher Maintenance	2,000.00	1,513.43	1,600.00
5637	Pest Control	3,675.00	1,625.00	3,675.00
5150	Fitness Equipment Maintenance	0.00	0.00	0.00
5321	Acess/Camera Security	0.00	0.00	0.00
	Mat Maintenance	0.00	182.45	1,800.00
5265	Dryer Vent Cleaning	4,875.00		0.00
5280	Gutter Cleaning	2,500.00	0.00	2,500.00
5576	Repairs/Maintenance	16,000.00	17,737.49	18,500.00
5574	Repairs/Maintenance APEX	3,500.00	790.06	2,000.00
5550	Electrical Repair	2,500.00	1,521.96	2,000.00
5540	HVAC Repair	5,000.00	3,144.46	3,500.00
5250	Lock Repair	1,000.00	0.00	0.00
5562	Painting Expense		0.00	0.00
5330	Plumbing Repair	1,000.00	544.50	1,000.00
5272	Supplies-MARINERS	3,000.00	1,444.32	1,750.50
Total · General Maintenance		52,050.00	33,285.96	43,825.50
Utility Expenses				
5610	Cable/Internet Expense	4,100.00	3,224.29	4,023.00
5630	Electric Expense	39,390.00	32,659.93	40,640.00
5632	Gas Expense	11,083.00	11,277.04	12,333.00
5611	Telephone/elevator lines	2,400.00	2,766.03	3,500.00
5636	Trash Removal Expense	17,347.00	16,920.61	20,875.00
5634	Water & Sewer Expense	8,860.00	6,352.38	7,500.00
Total · Utility Expenses		83,180.00	73,200.28	88,871.00
Transfer to the Reserve				
5780	Transfer to Reserve	156,000.00	130,000.00	156,000.00
Total Expense		567,000.00	470,810.62	585,000.00
Reserve Income				
	Reserve Transfer	156,000.00	130,000.00	156,000.00
	Interest in Reserve Income		17,605.21	0.00

	New Owner Fee		1,500.00	0.00
	Total - Reserve Income	156,000.00	149,105.21	156,000.00
Monthly Reserve Deposits		13,000.00	13,000.00	13,000.00
	Reserve Expenses			
5020-1	Bank fees		10.00	Condo dues at \$650
5601-1	Cement/Blacktop		500.00	
5700-1	Pool Repairs		43,273.61	
5701-1	Building & Roof Repairs		869,729.75	
	Reserve Expenses		913,513.36	