

**OCEAN GRANDE CONDOMINIUM ASSOCIATION, INC.**  
**PROPOSED OPERATING BUDGET**  
**FOR THE PERIOD JANUARY 1 - DECEMBER 31, 2026**

	<b>BUDGET 2025</b>	<b>ACTUAL 09/30/25</b>	<b>PROJECTED 12/31/25</b>	<b>BUDGET 2026</b>	<b>Notes/Assumptions</b>
<b>REVENUE</b>					
Assessments	2,252,559	1,687,725	2,251,212	2,303,352	
Late Fee Income	-	1,848	2,317	-	
Interest Income	2,000	5,483	6,983	2,500	
Miscellaneous Income	-	6,159	6,159		
Replacement Fund Transfer	(390,000)	(332,500)	(430,000)	(500,000)	Large Projects Coming
<b>TOTAL OPERATING REVENUE</b>	<b>1,864,559</b>	<b>1,368,715</b>	<b>1,836,671</b>	<b>1,805,852</b>	
<b>EXPENSES</b>					
Fees to the Division	800	792	792	792	
Insurance	693,228	458,069	611,069	629,892	Projected includes Financing. Insurance tab
Legal & Professional Fees	15,000	11,681	17,709	15,000	
Licenses, Taxes, & Fees	1,600	86	86	200	Elevator & Annual Report
Management Contract	56,648	42,486	56,648	56,648	No Contract Increase per Coastal
Accounting	4,500	84	15,084	15,000	
Social Committee	2,000	-	2,000	2,000	
Bank Charges	-	106	406	400	
Office Supply /Postage /Copies	5,000	908	908	2,000	
<b>TOTAL GENERAL AND ADMINISTRATIVE</b>	<b>778,776</b>	<b>514,213</b>	<b>704,703</b>	<b>721,932</b>	
Landscape Contract	199,500	120,590	158,738	157,170	\$12,716/mo with 3% increase
Landscape Impr /Remediation	40,000	45,123	89,972	80,000	Palm Tree Booting Included here
Irrigation Maintenance	15,000	1,952	15,000	15,000	
Lake Maintenance	4,000	2,607	3,499	3,528	Lake Maint. Contract \$272/mo - 5% inc
Gate Maintenance & Supplies	2,500	454	591	2,500	
Perimeter Cutback	35,000	-	41,000	45,000	Vista/Perimeter Trimming
<b>TOTAL LANDSCAPE</b>	<b>296,000</b>	<b>170,725</b>	<b>308,801</b>	<b>303,198</b>	
General Maint Repairs/Supplies	120,000	74,065	101,065	120,000	Agging Property with Ocean Conditions
Maintenance Personnel	128,659	92,482	123,482	128,421	Consider raises - 4%
Janitorial	32,240	21,641	32,641	34,272	\$2800/month + 2% Increase
Pest Control - Interior/Rodent boxes	20,000	13,905	19,515	18,963	\$1505/month = 5% Increase
Elevator Monitoring	14,000	8,324	11,024	15,000	New Video Requirement
Elevator Maintenance	5,000	5,052	18,389	5,000	New Elevators under warranty
Elevator Contract	22,500	16,965	22,620	24,500	Contract with First Coast Elevators
Fire Alarm Monitoring	9,000	4,984	6,646	7,000	
Fire Alarm Maintenance	20,000	15,310	16,310	10,000	Major work was done in 2024/25
Termite Bond	-	-	-	-	
<b>TOTAL GENERAL MAINTENANCE &amp; REPAIRS</b>	<b>371,399</b>	<b>252,729</b>	<b>351,691</b>	<b>363,156</b>	
DISHTV/Hotwire	101,700	69,853	69,853	-	DISH TV Expiration 8/20/25
High Speed Internet - Hotwire Combo	109,200	86,339	147,112	186,082	Hotwire Combo Internet & TV
Dish Revenue/Hotwire Door Fees Credit	(38,016)	-	-	(38,016)	Hotwire Door Fee Credit \$16.67/mo. X 24 mo. Starting 1/1/2026
Electricity	65,000	40,879	54,379	60,000	
Trash Removal	28,000	27,736	37,636	40,000	
Telephone Lines, Fire	4,000	354	354	500	
Propane - Fireplaces/Grills	30,000	33,610	41,961	42,000	
Propane Repairs	1,000	-	-	1,000	
Water /Sewer	117,500	90,180	120,180	126,000	
<b>TOTAL UTILITIES</b>	<b>418,384</b>	<b>348,952</b>	<b>471,476</b>	<b>417,566</b>	
<b>TOTAL OPERATING EXPENSES</b>	<b>1,864,559</b>	<b>1,286,619</b>	<b>1,836,671</b>	<b>1,805,852</b>	
<b>CURRENT YEAR SURPLUS (DEFICIT)</b>	<b>-</b>	<b>82,095</b>	<b>-</b>	<b>0</b>	