

LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.
2026 ANNUAL OPERATING BUDGET "DRAFT"

	INCLUDING FULL FUNDING OF RESERVES
REVENUES	
Maint. Fees	4,268,116
Capital Reserves	798,000
SIRS Reserves	725,000
Mgr's Apt. Rental	40,200
Application Fees	20,000
Beach Ppty.Rent	23,300
Gate Revenue	3,000
Interest	27,000
Late Fees	750
Laundry Revenue	20,000
TOTAL REVENUE	\$5,925,366
PERSONNEL	
Sub Total	954,576
UTILITIES	
Electric	63,800
Water/Sewer	303,985
Trash/Recycle	35,000
Gas/Pool Heat	42,000
Sub Total	444,785
CONTRACTS	
Tree Trimming	18,000
Elevator	24,156
Cable/TV	302,027
Cell Help Elev.&Gym	15,000
Pest Control	15,375
Fire Alarms	1,200
Air Conditioning	3,749
Pool Maint.	40,000
AED Maint.	10,000
Fire Extinguishers	8,500
Termite Treatment	10,400
Elevator Insp./Lics.	3,000
Beach Cleaning	1,800
Computer Software	7,600
Copier Lease	4,800
Sub Total	465,607
INSURANCE & TAX	
Ins. Package	165,982
Ins. Equip. Brkdwn	4,645
Windstorm	1,382,559
Volunteers W/C	503
Umbrella	34,271
Worker Comp.	32,000
Flood	500,188
D&O Insurance	16,426
FL Annual Charge	1,200
Insurance- Add Ons	7,924
Sub Total	2,145,698

	INCLUDING FULL FUNDING OF RESERVES
MAINTENANCE	
Fire Alarms	2,500
Elevators	3,000
Tennis Court	500
Pools	8,500
Buildings	80,000
Beach Property	2,000
Housekeeping	13,000
Grounds	30,000
Equipment	8,000
Equipment Repairs	2,000
Maint. Supplies	15,000
Laundry Expense	1,000
Golf Carts	5,000
Land. Equip. Main.	2,500
Mgr's Apt.	500
Gate Expense	7,500
Turf Fertilizing	22,000
Landscape Equip.	1,500
Sub Total	204,500
ADMINISTRATIVE	
Legal	15,000
Accounting	8,800
Office Supplies	8,000
Telephone/Internet	16,500
Dues/Admin.	3,000
Misc. Expense	6,000
Condo Mailings	2,000
Bank Charges	3,500
Depreciation	6,000
Background Checks	4,000
Annual Reserve Study	3,600
Employee Gift	1,800
Recreation Committee	2,500
Sub Total	80,700
PROPERTY IMPROVEMENTS	
Landscape	45,000
Capital Equip Landscape	30,000
Well/Irrigation	6000
New Projects	25,000
Wood Shop	500
Sub Total	106,500
TOTAL OPERATING EXP.	4,402,366
Revenue Collected for Capital Reserves	798,000
Revenue Collected for SIRS Reserves	725,000
Trans to Repl. Reserve	(1,523,000)
TOTAL OPERATING BUDGET plus RESERVES	5,925,366