

LONGBOAT HARBOUR OWNERS ASSOCIATION, INC.
2027 ANNUAL OPERATING BUDGET "DRAFT"

	FULLY FUNDED RESERVES	PARTIALLY FUNDED RESERVES
REVENUES		
Maint. Fees	\$ 3,287,928	\$ 3,287,928
Capital Reserves	\$ 791,700	\$ 200,000
SIRS Reserves	\$ 941,034	\$ 941,034
Mgr's Apt. Rental	\$ 42,240	\$ 42,240
Application Fees	\$ 18,000	\$ 18,000
Beach Ppty.Rent	\$ 23,300	\$ 23,300
Gate Revenue	\$ 3,000	\$ 3,000
Interest	\$ 28,000	\$ 28,000
Late Fees	\$ 750	\$ 750
Laundry Revenue	\$ 15,000	\$ 15,000
TOTAL REVENUE	\$ 5,150,952	\$ 4,559,252
PERSONNEL		
Salaries - Office	\$ 243,138.00	\$ 243,138.00
Salaries - Maint.	\$ 207,150.00	\$ 207,150.00
Salaries - Landscape	\$ 159,417.00	\$ 159,417.00
Salaries - Hkpg.	\$ 195,111.00	\$ 195,111.00
FICA/SS	\$ 61,166.00	\$ 61,166.00
Emp. Health Ins.	\$ 25,191.00	\$ 25,191.00
Payroll (OASIS)	\$ 22,293.00	\$ 22,293.00
Emp Benefit/gift	\$ 9,048.00	\$ 9,048.00
FUTA Tax	\$ 1,288.00	\$ 1,288.00
SUTA Tax	\$ 12,072.00	\$ 12,072.00
Sub Total	\$ 935,874.00	\$ 935,874.00
UTILITIES		
Electric	\$ 65,100	\$ 65,100
Water/Sewer	\$ 328,000	\$ 328,000
Trash/Recycle	\$ 38,000	\$ 38,000
Gas/Pool Heat	\$ 42,000	\$ 42,000
Sub Total	\$ 473,100	\$ 473,100
CONTRACTS		
Tree Trimming	\$ 22,000	\$ 22,000
Elevator	\$ 24,156	\$ 24,156
Cable/TV	\$ 314,833	\$ 314,833
Cell Help Elev.&Gym	\$ 16,610	\$ 16,610
Pest Control	\$ 15,575	\$ 15,575
Fire Alarms	\$ -	\$ -
Air Conditioning	\$ 3,749	\$ 3,749
Pool Maint.	\$ 42,000	\$ 42,000
AED Maint.	\$ 11,175	\$ 11,175
Fire Extinguishers	\$ 8,857	\$ 8,857
Termite Treatment	\$ 23,457	\$ 23,457
Elevator Insp./Lic.	\$ 3,000	\$ 3,000
Beach Cleaning	\$ 2,025	\$ 2,025
Computer Software	\$ 14,601	\$ 14,601
Copier Lease	\$ 5,000	\$ 5,000
Gym Maintenance	\$ 1,000	\$ 1,000
Turf Fertilizing	\$ 22,000	\$ 22,000
Sub Total	\$ 530,038	\$ 530,038
INSURANCE & TAX		
Ins. Package	\$ 564,161	\$ 564,161
Volunteers W/C	\$ 492	\$ 492
Flood	\$ 570,402	\$ 570,402
D&O Insurance	\$ 9,737	\$ 9,737
FL Annual Charges	\$ 1,200	\$ 1,200
Insurance- Add Ons	\$ 422	\$ 422
Cyber Liability	\$ 5,716	\$ 5,716
Sub Total	\$ 1,152,131	\$ 1,152,131

BUDGET DRAFT

	FULLY FUNDED RESERVES	PARTIALLY FUNDED RESERVES
MAINTENANCE		
Carport/Gutters	\$ 2,500	\$ 2,500
Fire Alarms	\$ 2,000	\$ 2,000
Elevators	\$ 4,200	\$ 4,200
Tennis Court	\$ 500	\$ 500
Pools	\$ 8,500	\$ 8,500
Buildings	\$ 80,000	\$ 80,000
Beach Property	\$ 2,000	\$ 2,000
Housekeeping	\$ 13,500	\$ 13,500
Grounds- Other	\$ 15,000	\$ 15,000
Maintenance Equipment	\$ 8,000	\$ 8,000
Maintenance Equ.Repairs	\$ 1,500	\$ 1,500
Maint. Supplies	\$ 15,000	\$ 15,000
Laundry Expense	\$ 4,000	\$ 4,000
Golf Carts	\$ 4,500	\$ 4,500
Land. Equip. Main.	\$ 2,500	\$ 2,500
Mgr's Apt.	\$ 500	\$ 500
Gate Expense	\$ 8,450	\$ 8,450
Landscape Equip.	\$ 1,500	\$ 1,500
HVAC Expense	\$ 2,000	\$ 2,000
Grounds-Landscaping	\$ 15,000	\$ 15,000
Sub Total	\$ 191,150	\$ 191,150
ADMINISTRATIVE		
Legal	\$ 25,000	\$ 25,000
Accounting	\$ 14,025	\$ 14,025
Office Supplies	\$ 8,000	\$ 8,000
Telephone/Internet	\$ 13,000	\$ 13,000
Dues/Admin.	\$ 1,800	\$ 1,800
Misc. Expense	\$ 2,500	\$ 2,500
Condo Mailings	\$ 3,350	\$ 3,350
Bank Charges	\$ 4,000	\$ 4,000
Depreciation	\$ -	\$ -
Background Checks	\$ 4,000	\$ 4,000
Annual Reserve Study	\$ 10,500	\$ 10,500
Employee Welfare	\$ 3,750	\$ 3,750
Recreation Committee	\$ 2,500	\$ 2,500
Sub Total	\$ 92,425	\$ 92,425
PROPERTY IMPROVEMENTS		
Landscape Improvements	\$ 7,000	\$ 7,000
Gym	17000	17000
Well/Irrigation	\$ 9,000	\$ 9,000
New Projects	\$ 10,000	\$ 10,000
Wood Shop	\$ 500	\$ 500
Sub Total	\$ 43,500	\$ 43,500
TOTAL OPERATING EXP.	\$ 3,418,218	\$ 3,418,218
Revenue Collected for		
Capital Reserves	\$ 791,700	\$ 200,000
Revenue Collected for *		
SIRS Reserves	\$ 941,034	\$ 941,034
Tranfer to		
Replenish Reserves	\$ 1,732,734	\$ 1,141,034
TOTAL OPERATING BUDGET + RESERVE	\$ 5,150,952	\$ 4,559,252

*NOTE - 2026 Insurance savings will be applied to 2027 SIRS reserve funding requirement reducing net contribution needed. This number will be finalized at the October 15th, 2026 Board Meeting.