

Sanibel Moorings Condominium Association
Operating Budget
October 1, 2025 - September 30, 2026

	2024-2025 Budget	2024-2025 Actual	2025-2026 Budget
Administrative	81,100	(67,500)	(3,100)
Maintenance	(29,294)	57,100	7,200
Insurance	0	0	0
Maid & Laundry	0	(118,200)	(31,600)
Maintenance Services	18,900	10,100	16,400
Retail Sales	600	1,600	2,000
Reserve	0	0	0
Income (Loss) from Operations	71,306	(116,900)	(9,100)
Capital Projects (Balance Sheet)	33,500	26,008	1,032,300

Sanibel Moorings Condominium Association
Administrative Budget
2025/2026

	2024/2025 Budget	2024/2025 Actual	2025/2026 Budget
Revenue			
Rental Expense Recovery Fees	1,257,300	1,005,700	1,082,200
Refurbishing Income	1,200	200	0
Cancellation Fees	12,000	5,500	12,000
Telephone System Income	0	0	0
Amenity Fee	105,600	107,400	123,500
Miscellaneous Income	1,800	26,200	1,800
Parking Pass Income	6,000	3,000	4,100
Pet Fee	12,000	6,100	7,000
Dockage Fee	1,200	1,000	1,200
Wedding Income	0	0	0
Discretionary Discounts	(24,000)	(30,900)	(24,000)
Interest Income	0	0	0
Dividend Income	0	0	0
Total Revenue	1,373,100	1,124,200	1,207,800

Expenses

Administrative Wages	215,600	215,600	226,300
Front Desk Associates	154,800	116,700	148,400
Security Wages	41,600	0	41,600
Overtime Pay	10,300	18,900	15,200
Holiday Pay	16,900	11,000	12,900
Bonus Pay	63,600	73,600	63,000
Employee Retirement	8,000	8,000	8,000
Employee Benefits	115,900	96,600	114,400
Payroll Taxes	85,400	77,300	87,000
Office Supplies	9,000	9,300	9,000
Computer Supplies	3,600	4,000	3,600
Postage	2,400	1,200	1,200

Sanibel Moorings Condominium Association
Administrative Budget
2025/2026

	2024/2025	2024/2025	2025/2026
	Budget	Actual	Budget
Printing	1,200	200	1,200
Telephone System Lease	0	0	0
Maintenance Agreements	60,000	57,900	63,700
Advertising - Miscellaneous	106,000	60,900	100,000
Dues & Subscriptions	3,300	5,100	5,100
Staff Expense	24,000	10,400	12,000
Staff Training	2,400	1,200	2,400
Equipment Rental	13,200	7,100	12,000
Vehicle Maintenance	6,000	1,200	1,900
Vehicle Fuel	3,000	2,900	3,000
Answering Service	9,000	7,700	7,800
Telephone Usage	0	0	600
Telephone Equipment & Repairs	0	34,200	0
Accounting Services	20,100	16,400	22,200
Investment Management/Bank Fees	2,400	2,400	2,400
Legal Services	6,000	5,600	6,000
Guest Service Expense	54,000	112,600	12,700
Wedding Expenses	0	0	0
Finders Fees	0	0	0
Depreciation G & A	68,300	68,300	56,000
Interest Expense	0	0	0
Travel - Board	16,000	24,100	24,100
Travel - Bridge Toll	7,600	9,900	9,900
Travel Commissions/Fees	6,000	1,400	1,900
Annual Meeting	5,000	4,900	5,000
Credit Card Fees	150,900	123,900	129,900
Division Fees	500	500	500
Income Tax	0	0	0
Miscellaneous	0	700	0
Total Operating Expenses	1,292,000	1,191,700	1,210,900
Net Income/(Loss)- Operations	81,100	(67,500)	(3,100)

Sanibel Moorings Condominium Association
Maintenance Budget
2025/2026

	2024/2025 Budget	2024/2025 Actual	2025/2026 Budget
Revenue			
Condominium Fee	870,900	870,900	1,023,300
Garden Tour Income	0	0	0
Total Revenue	870,900	870,900	1,023,300
Expenses			
<u>Maintenance Expense</u>			
Water	56,100	39,000	56,100
Sewer	102,000	106,800	105,800
Liquid Gas	14,800	3,500	1,800
Electricity	32,000	24,700	24,000
Maintenance Materials	12,000	2,300	6,000
Operations Manager	83,100	83,100	84,800
Maintenance Labor	152,700	165,100	168,000
Supplies & Chemicals	10,900	7,200	7,200
Small Tools	2,100	1,100	2,100
GRM - Apartments	31,400	34,600	142,400
GRM - Common Buildings	24,000	19,800	24,000
GRM - External	0	3,900	0
Roof Repairs	8,700	18,700	9,200
Lighting	1,200	200	1,200
Parking Lot Repairs	9,900	1,700	18,000
Pest Control	13,600	14,200	14,400
Trash Removal	58,600	55,800	55,300
Pool Repairs	4,000	3,300	4,000
Signs	1,200	500	1,200
Inventory Adjustment	0	0	0
<u>Grounds Maintenance Expense</u>		0	
Grounds Labor	136,600	130,400	139,300
Contracted Lawn Maintenance	36,000	6,000	36,000
Contracted Shrub & Flower Maintenance	26,300	4,400	26,300
Contracted Preserve Trimming	8,000	6,000	8,000
Contracted Tree Trimming	10,000	8,000	10,000
Contracted Special Projects	0	0	0
Contracted Mulch Application	0	30,200	0
Contracted Weed & Feed Application	9,000	1,500	9,000
Contracted Sprinkler Maintenance	10,000	10,300	12,000
Grounds Materials	36,000	26,300	38,000
Grounds Holiday Decorations	0	700	0
Plant Replacement	10,000	4,500	12,000
Total Operating Expenses	900,194	813,800	1,016,100
Net Income/(Loss)	(29,294)	57,100	7,200

Sanibel Moorings Condominium Association
Insurance Budget
2025/2026

	2024/2025 Budget	2024/2025 Actual	2025/2026 Budget
Revenue			
Insurance Fee	801,000	801,000	806,500
Total Revenue	801,000	801,000	806,500
Expenses			
Insurance - Property(Windstorm/Multi Peril)	481,500	481,500	448,100
Insurance - Multiperil - Public	24,500	24,500	24,800
Insurance - Workmen's Comp.	12,400	12,400	9,500
Insurance - Flood	243,600	243,600	274,800
Insurance - Vehicle	6,300	6,300	9,900
Insurance - Cyber Liability	1,800	1,800	1,900
Insurance - Umbrella	9,600	9,600	15,500
Insurance - D & O Liability	4,800	4,800	5,500
Insurance - Crime & Dishonesty	2,400	2,400	2,400
Insurance - Fiduciary Liability	1,500	1,500	2,000
Insurance- Pollution, mold, legal	8,600	8,600	8,100
Insurance - Boiler & Machinery	4,000	4,000	4,000
Total Operating Expenses	801,000	801,000	806,500
Net Income/(Loss)	0	0	0

Sanibel Moorings Condominium Association, Inc.
Maid and Laundry Budget
2025/2026

	2024/2025 Budget	2024/2025 Actual	2025/2026 Budget
Revenue			
Contract Maid Income	295,000	158,600	221,100
Linen Income	203,100	96,800	101,600
Contract Deep Cleaning	18,100	29,000	36,000
Soap & Tissue Income	300	100	0
Other - Maid Service	0	0	0
Equipment Rental Income	0	0	0
Total Revenue	516,500	284,500	358,700
Expenses			
Contract Maid Service	242,300	116,800	118,900
Linen Service	0	0	0
Contract Deep Cleaning	17,000	27,900	36,000
Contract Other Maid Service	0	0	0
Contract-Housekeeping Coordinator	0	0	0
Equipment Rental	0	0	0
Laundry Wages	167,700	160,800	163,800
Equipment Maint. - Comm W/D	1,200	200	1,200
Common Area Outside Services	0	0	0
Laundry Supplies	22,700	9,800	12,000
Replace Sheets & Bedspreads	12,000	25,000	12,000
Replace Towels	4,000	27,400	8,000
Cleaning Supplies	1,800	2,600	2,400
Soap & Tissue	47,800	32,200	36,000
Inventory Adjustment	0	0	0
Total Operating Expenses	516,500	402,700	390,300
Net Income/(Loss)	0	(118,200)	(31,600)

Sanibel Moorings Condominium Association, Inc.
Maintenance Services Budget
2025/2026

	2024/2025 Budget	2024/2025 Actual	2025/2026 Budget
Revenue			
Maintenance Labor	34,700	17,700	33,900
Maintenance Materials	41,900	38,900	44,200
Housekeeping Materials	9,200	146,600	19,200
Total Revenue	85,800	203,200	97,300
Expenses			
Maintenance Labor	24,300	12,400	23,800
Maintenance Materials	27,500	26,900	39,200
Housekeeping Materials	15,100	153,800	17,900
Total Operating Expenses	66,900	193,100	80,900
Net Income/(Loss)	18,900	10,100	16,400

Sanibel Moorings Condominium Association, Inc.
Retail Sales Budget
2025/2026

	2024/2025 Budget	2024/2025 Actual	2025/2026 Budget
Revenue			
Merchandise Sales	1,200	2,300	2,400
Pool Towel Rental Income	1,200	5,100	5,100
Beach Walk	2,400	1,800	1,600
Concessions	600	1,500	1,200
Washer & Dryer Income	0	0	0
Total Revenue	5,400	10,700	10,300
Expenses			
Cost of Goods Sold	800	1,300	1,700
Pool Towel Rental Expense	1,000	3,200	1,200
Beach Walk	2,500	3,700	3,700
Concessions	500	900	1,100
Equipment Maintenance-Public W/D	0	0	600
Total Operating Expenses	4,800	9,100	8,300
Net Income/(Loss)	600	1,600	2,000

Sanibel Moorings Condominium Association, Inc.
Reserve Budget
2025/2026

	2024/2025	2024/2025	2025/2026
Revenue	Budget	Actual	Budget
Reserve Fees	336,800	336,800	200,000
Total Revenue	336,800	336,800	200,000
Expenses			
Painting Buildings	0	0	0
Roof Replacement	136,800	136,800	0
Pool/Pool Deck	0	0	0
Steel Beams	0	0	0
Porch Renovation	0	0	0
Transfer to Insurance Reserve Fund	200,000	200,000	200,000
Total Expenditures	336,800	336,800	200,000
Net Income/Loss	0	0	0

Sanibel Moorings Condominium Association, Inc.
Capital Expenditures Budget
2025/2026

Discretionary Capital Improvement Expenditures:

Beach Lounge Chairs (80)	67,000
Beach Umbrellas (40)	8,000
Pool Upright Chairs (40 total)	28,000
Pool Umbrellas and bases (20)	18,000
Pool Small Tables (30)	3,000
Dock and Gardens Benches (20)	12,000
Gardens and Dock Chairs (15 sets)	10,000
Paver Repairs and Replacement (sanding and sealing) Main drive, East drive, all walkways throughout	46,300
Bike Racks (20)	20,000
Three Beach Walkovers	500,000 *estimate
Grill area improvements Furniture	300,000 *estimate
Handicap Pool lift for Beachside Pool	20,000 *estimate
Total Discretionary Capital Expenditures	Total 1,032,300