

Sea Shell Condominium Association Inc.

2025-2026 Board Proposed Operating Budget

Operating Budget

Fiscal Year October 1, 2025 through September 30, 2026

Income

Acct.		2024/2025 Budget	2024/2025 Actual as of 9/30/25	2025/2026 Proposed	SSCA Contribution	Allocated to SSVR
5010	HOA Fee	570,240	570,240	541,326	541,326	
	Net Operating Assessments	570,240	570,240	541,326	541,326	
5011	EOY (Shorage) or SURPLUS				-	
5011	Reserve Accts. Interest		2,412	2,500	2,500	
5020	Laundry Income	10,000	9,486	10,000	10,000	
5021	Visitor Parking Permits	2,500	2,500	4,000	4,000	
5205	Rental Income - #106	40,000	33,260	38,000	38,000	
5216	Office Rent Income	30,000	30,000	30,000	30,000	
5217	SSVR Allocation Income	202,022	214,051	207,568	-	207,568
	Total Income	854,762	861,948	833,394	625,826	207,568
5011	EOY (Shortage) or Surplus	-		31,406	31,406	
	TOTAL Adjusted Income =	854,762	861,948	864,800	657,232	207,568

Expenses

Acct		2024/2025 Budget	2024/2025 Actual as of 9/30/25	2025/2026 Proposed	SSCA Contribution	Allocated to SSVR
8000 Administration						
8002	Bank Charges / Chargebacks				-	
8004	Fees/Dues/Licenses	1,000	1,027	1,000	200	800
8005	Income Tax	15,000	15,284	17,000	17,000	
8006	Insurance - Property	225,000	132,194	225,000	225,000	
8007	Legal/Accounting	9,000	13,719	6,000	3,300	2,700
8008	Office Supplies/Printing/Postage	4,000	3,018	4,000	1,600	2,400
8010	Security	13,000	16,275	16,500	16,500	
8011	Telephone	6,500	7,409	3,500	875	2,625
8012	Internet	4,000	7,364	6,800	3,400	3,400
8085	Technology & Software	4,500	2,416	2,000	1,000	1,000
8099	Administration- other	3,500	5,430	4,000	2,000	2,000
	Total	285,500	204,136	285,800	270,875	14,925
8100 Grounds						
8101	Grounds Contract (Beach/prop ground	3,158	4,552	7,500	7,500	
8102	Grounds Supplies	4,000	102	3,000	3,000	
8103	Turtle Season Chairs	15,000	12,042	13,000	13,000	
8104	Mulch & Tree Trimming	2,000	2,120	2,000	2,000	
8199	Grounds - Other	19,000	14,884	13,500	13,500	
	Total	43,158	33,700	39,000	39,000	-
8200 Payroll						
8200-1	Salaries	306,820	300,013	316,000	155,251	160,749
8204	Payroll Taxes	19,000	24,604	26,000	12,774	13,226
8205	Health Insurance Allowance	25,094	25,127	27,000	13,265	13,735

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8206	Workers Comp. Insurance	5,503	3,187	4,000	2,088	1,912
8207	Payroll Processing	1,500	1,631	1,800	940	860
Total		357,917	354,562	374,800	184,317	190,483

Expenses (continue)

Acct	8300 Repairs & Maint.	2024/2025 Budget	2024/2025 Actual as of	2025/2026 Proposed	SSCA Contribution	Allocated to SSVR
8301	Building Repairs	15,000	17,941	15,000	15,000	
8302	Cleaning - Outside Vendor	2,000	2,463	2,000	2,000	
8303	Cleaning - Supplies	2,575	264	1,500	1,500	
8304	Elevator	6,500	26,655	7,000	7,000	
8306	Fire Service	4,000	9,453	5,000	5,000	
8308	Pest Control	2,000	2,128	2,500	2,500	
8309	Unit 106 Expenses	2,000	2,414	2,500	2,500	
8350	Washer / Dryers Repairs	750	1,890	1,000	1,000	
8360	Electronic Door Locks	6,000	5,712	6,000	3,840	2,160
8365	Generator Maint. Repairs	1,500	27,388	1,500	1,500	
8399	Repairs - Other	1,500	9,647	1,500	1,500	
Total		43,825	105,955	45,500	43,340	2,160

Acct	8000 Administration	2024/2025 Budget	2024/2025 Actual as of	2025/2026 Proposed	SSCA Contribution	Allocated to SSVR
8401	Pool Contract	6,000	5,736	6,200	6,200	
8402	Pool Repairs	3,500	858	7,500	7,500	
8403	Pool Supplies & Other	-			-	
Total		9,500	6,594	13,700	13,700	-

Acct	8500 Utilities	2024/2025 Budget	2024/2025 Actual as of	2025/2026 Proposed	SSCA Contribution	Allocated to SSVR
8501	Water/Sewer	48,000	58,747	48,000	48,000	
8502	Electric	14,000	11,249	12,000	12,000	
8503	Cable TV	30,000	42,270	32,000	32,000	
8504	Trash Removal	4,000	4,799	5,000	5,000	
8505	Natural Gas/Pool + Gas Grilles	8,000	8,530	9,000	9,000	
Total		104,000	125,596	106,000	106,000	-

Total SSCA & SSVR Operating Expenses 843,900 830,543 864,800 657,232 207,568

Total FY 2024-2025 (Shortage) or Surplus = 31,406

The Total Net Operating Assessments of \$541,326 equates to \$940 per month or \$11,280.00 per year for 48 homeowner units.

Total Reserve Funding is contingent to the Approved Reserve Study and Board recommends maintaining \$310 per month which is \$178,560.00 allocated to Reserves.