

**Ocean Club South**  
**APPROVED Annual Budget**  
 July 2025 through June 2026

|                                  | <u>Jul '25 - Jun '26</u> |
|----------------------------------|--------------------------|
| <b>Ordinary Income/Expense</b>   |                          |
| <b>Income</b>                    |                          |
| Hurricane Milton Assessment      | 32,136.00                |
| Monthly Maintenance Fee          | 277,289.00               |
| Laundry                          | 0.00                     |
| Rental Unit C105                 | 8,000.00                 |
| <b>Total Income</b>              | <u>317,425.00</u>        |
| <b>Gross Profit</b>              | <u>317,425.00</u>        |
| <b>Expense</b>                   |                          |
| Association Website Hosting      | 164.00                   |
| Hurricane Milton Expenses        | 32,136.00                |
| Supplies                         | 1,200.00                 |
| Management fee                   | 10,000.00                |
| Fire Certification               | 1,200.00                 |
| Bureau Condo Fees                | 164.00                   |
| License/Permits                  | 500.00                   |
| Bank Service Charges             | 0.00                     |
| Insurance                        | 85,950.00                |
| <b>Maintenance/Repairs</b>       |                          |
| Building                         | 2,010.52                 |
| Parking lot Attendant            | 650.00                   |
| Pool Attendant                   | 0.00                     |
| Janitorial                       | 14,300.00                |
| Common Area                      | 3,000.00                 |
| Grounds (Lights)                 | 100.00                   |
| Irrigation System                | 1,000.00                 |
| Lawn Mowing/Landscaping          | 12,720.00                |
| Plumbing                         | 1,000.00                 |
| Pool Maintenance                 | 6,400.00                 |
| Pool Repair                      | 500.00                   |
| <b>Total Maintenance/Repairs</b> | <u>43,680.52</u>         |
| C-105 Repairs                    | 500.00                   |
| Miscellaneous                    | 0.00                     |
| On-Site Manager                  | 35,000.00                |
| Office/Admin Expense             | 1,500.00                 |
| Postage and Delivery             | 500.00                   |
| Accounting                       | 2,100.00                 |
| Legal Fees                       | 300.00                   |
| Pest Control                     | 900.00                   |
| Termite Bond                     | 1,110.00                 |
| <b>Utilities</b>                 |                          |
| Internet/Telephone               | 1,950.00                 |
| Common Area Water                | 17,200.00                |
| Gas                              | 600.00                   |
| Electric                         | 4,920.00                 |
| C-105 Utilities                  | 1,980.00                 |
| Water/Sewer                      | 4,200.00                 |
| Trash                            | 12,120.00                |
| Cable                            | 39,700.00                |
| <b>Total Utilities</b>           | <u>82,870.00</u>         |
| Reserve Funding Allocation       | <u>37,850.48</u>         |
| <b>Total Expense</b>             | <u>317,425.00</u>        |
| <b>Net Ordinary Income</b>       | <u>0.00</u>              |
| <b>Net Income</b>                | <u>0.00</u>              |