

Galen Breakers Condominium Association
Annual Budget
For the year January 1, 2026 through December 31, 2026

Acct	Description	Annual Budget 2026	Annual Budget 2025	Variance [\$]	Variance [%]
REVENUES					
4050	Maintenance Fee Income	\$ 1,085,240	\$ 1,085,240	\$ -	0.0%
4060	Application/Doc's/keys	-	-	-	N/A
4062	Interest Income	-	-	-	N/A
4066	Laundry Income	-	-	-	N/A
4099	Miscellaneous Income	-	-	-	N/A
	TOTAL REVENUE	\$ 1,085,240	\$ 1,085,240	\$ -	0%

EXPENSES

Administrative & Insurance					
7001	Accounting Fees	15,500	15,000	500	3%
7002	Audit	3,500	3,500	-	0%
7006	Legal Fees	3,000	3,000	-	0%
7007	Licenses, Fees & Permits	2,000	2,000	-	0%
7008	Office Expenses/Supplies	3,000	3,000	-	0%
7011	Screening Fees	500	300	200	67%
7110	Insurance	400,490	450,000	(49,510)	-11%
	Administrative & Insurance	427,990	476,800	(48,810)	-10%

Contract Services

7201	Cable TV	70,000	65,800	4,200	6%
7202	Elevator Service	10,000	4,000	6,000	150%
7203	Landscape Maintenance	9,500	9,500	-	0%
7204	Pest Control	4,500	3,800	700	18%
7205	Pool Service	4,000	4,000	-	0%
7206	Water Treatment	6,800	5,200	1,600	31%

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7207	Window Cleaning	2,000	2,000	-	0%
7210	Trash Removal	29,800	27,000	2,800	10%
7213	Alarm Monitoring/Maintenance	10,000	10,000	-	0%
	Contract Services	146,600	131,300	15,300	12%
Repair & Maintenance					
7302	Repairs & Maintenance	90,000	85,000	5,000	6%
7311	General Supplies	10,000	20,000	(10,000)	-50%
	Repair & Maintenance	100,000	105,000	(5,000)	-5%
Utilities					
7401	Electricity	80,000	76,500	3,500	5%
7402	Water/Sewer	45,000	36,000	9,000	25%
7404	Telephone	18,000	16,000	2,000	13%
	Utilities	143,000	128,500	14,500	11%
Payroll					
7501	Payroll Office	43,000	39,000	4,000	10%
7502	Payroll - Maintenance	48,000	38,000	10,000	26%
7504	Payroll - Janitorial	23,000	18,720	4,280	23%
7510	Employee Health Insurance	4,320	4,320	-	0%
7511	Worker's Compensation	3,000	3,000	-	0%
7512	Payroll Taxes	11,400	9,600	1,800	19%
	Payroll	132,720	112,640	20,080	17.8%
7901	Reserve Transfer-SIRS	134,930	131,000	3,930	3%

