

Sea Monarch Condominium, Inc.
 Approved
 Budget for the Period
 January 1, 2025 through December 31, 2025

GL	Description	2024 Approved w/Reserves	2025 Approved w/ Reserves Alt Funding - Partial Funding
Revenue			
400100	Condo Fees	\$ 2,742,724.00	\$ 3,500,897.46
400108	Contra Revenue - Bad Debt	\$ (50,000.00)	\$ -
420150	Cable Income	\$ 342,935.00	\$ 357,000.00
400120	2025 Traditional Reserves	\$ 346,173.00	\$ 153,500.00
	2025 SIRS Reserves	\$ -	\$ 310,000.00
401120	Bank Interest Income	\$ -	\$ 20,000.00
420900	Misc. Income	\$ 9,000.00	\$ 9,000.00
420925	Rental Income	\$ 20,895.00	\$ 14,000.00
	Total Revenue	\$3,411,727.00	\$ 4,364,397.46

*Kom Schu 12/12/24
 President Board*

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Administrative Expenses			
520119	Office Equipment/Service	\$ 28,000.00	\$ 20,000.00
520160	Misc. Expense	\$ 4,000.00	\$ -
530100	Accounting	\$ 13,000.00	\$ 40,000.00
530110	Legal Fees	\$ 20,000.00	\$ 90,000.00
530180	Depreciation	\$ 6,000.00	\$ -
540113	State Condo Fee	\$ 1,000.00	
540122	Federal Income Tax	\$ 2,000.00	\$ 6,000.00
555100	Salaries	\$ 208,000.00	\$ 344,111.51
555124	Insurance - Workers Comp	\$ 6,960.00	\$ -
555125	Health Insurance	\$ 7,100.00	\$ -
555650	Payroll Processing Fees	\$ 3,400.00	\$ -
555651	Payroll Taxes	\$ 16,200.00	\$ -
	Total Management Labor	\$ 315,660.00	\$ 500,111.51
Insurance			
510100	Insurance Building & Flood	\$ -	\$ 1,699,645.95
	Insurance - Building	\$1,206,498.00	\$ -
	Insurance - Flood	\$ 100,961.00	\$ -
	Total Insurance	\$1,307,459.00	\$ 1,699,645.95

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	Administrative Expenses		
541113	License, Permits, Fees & Taxes	\$ -	\$ 15,800.00
520161	Loan Interest	\$ -	\$ 90,000.00
	Total Administrative Expenses	\$ -	\$ 105,800.00
	Contract Services		
702009	Janitorial Maintenance	\$ 137,000.00	\$ 200,000.00
712500	Pool/Spa Maintenance	\$ -	\$ 7,200.00
706037	Fire Alarm Monitoring	\$ -	\$ 13,800.00
706135	Fire Extinguishers Inspections	\$ -	\$ 5,000.00
702030	Elevator Maintenance	\$ 32,000.00	\$ 18,000.00
702005	Floor Contract	\$ -	\$ 20,000.00
702011	Special Maintenance Expense	\$ 75,000.00	\$ 75,000.00
702000	General Maintenance Expense	\$ 235,000.00	\$ -
700100	Landscape Maintenance	\$ -	\$ 10,400.00
702050	Generator Maintenance	\$ -	\$ 5,000.00
702052	Fire Pump Maintenance	\$ -	\$ 1,500.00
702075	HVAC Maintenance Contract	\$ 30,000.00	\$ 14,500.00
702140	Window Cleaning	\$ -	\$ 13,600.00
702054	Trash Chute Cleaning	\$ -	\$ 2,000.00

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702147	Pool Contract	\$ -	\$ 7,200.00
701400	Fitness Equipment	\$ -	\$ 5,000.00
707050	Odor Control	\$ -	\$ 3,600.00
702178	Pest Control	\$ -	\$ 7,700.00
600000	Management Services	\$ -	\$ 31,500.00
520131	Website	\$ -	\$ 3,040.00
704236	Security	\$ 230,000.00	\$ 230,000.00
	Total Contract Services	\$ 739,000.00	\$ 674,040.00
	Supplies & Repairs		
702002	R & M - Building	\$ -	\$ 20,000.00
702010	R & M - Supplies		\$ 10,000.00
706045	R & M -Life Safety Repairs & Maintenance	\$ -	\$ 15,000.00
702040	R & M - Elevator		\$ 15,000.00
702072	R & M - Plumbing	\$ -	\$ 55,000.00
702076	R & M - Air Conditioners		\$ 20,000.00
702080	R & M - Lighting	\$ -	\$ 9,600.00
702091	R & M - Electrical	\$ -	\$ 15,000.00

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702112	R & M - Doors	\$ -	\$ 9,600.00
704232	R & M - Security	\$ -	\$ 9,600.00
712550	Pool/Spa Supplies & Repairs	\$ -	\$ 12,000.00
716247	Uniforms	\$ -	\$ 1,500.00
	Total Supplies & Repair	\$ -	\$ 192,300.00
	Utilities		
705010	Electricity	\$ 160,000.00	\$ 165,000.00
705080	Natural Gas	\$ 3,500.00	\$ 3,000.00
705070	Telephones	\$ 7,000.00	\$ 7,000.00
705050	Cable and internet bulk	\$ 342,935.00	\$ 357,000.00
705030	Water/Sewer	\$ 160,000.00	\$ 140,000.00
705032	Water Treatment	\$ -	\$ 9,000.00
705060	Trash Collection	\$ 30,000.00	\$ 48,000.00
	Total Utilities	\$ 703,435.00	\$ 729,000.00
	Total Expenses w/o Reserves	\$3,065,554.00	\$ 3,900,897.46

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GL	Description	2024 Approved w/Reserves	2025 Approved w/ Reserves Alt Funding - Partial Funding
	Reserves		
900100	2025 Non-SIRS Reserves	\$ 346,173.00	\$ 153,500.00
900100	2025 SIRS	\$ -	\$ 310,000.00
	Total Reserves	\$ 346,173.00	\$ 463,500.00
	Total Expenses with Reserves	\$3,411,727.00	\$ 4,364,397.46
	Net Income/(Loss)	\$ -	\$ -

Approved Fee Schedule for the Period
 January 1, 2025 through December 31, 2025
 2025 Budget

With Partially Funded Reserves

Stack	2025 Quarterly Fee By Unit	2025 Cable Fee	2025 Total Per Quarter	2025 Annual Fee By Unit
		\$ 3,964,397.46		
1	\$ 4,867.29	\$ 375.00	\$ 5,242.29	\$ 20,969.16
2	\$ 3,473.80	\$ 375.00	\$ 3,848.80	\$ 15,395.21
3	\$ 5,783.06	\$ 375.00	\$ 6,158.06	\$ 24,632.26
4	\$ 5,783.06	\$ 375.00	\$ 6,158.06	\$ 24,632.26
5	\$ 3,072.41	\$ 375.00	\$ 3,447.41	\$ 13,789.63
6	\$ 3,072.41	\$ 375.00	\$ 3,447.41	\$ 13,789.63
7	\$ 4,252.81	\$ 375.00	\$ 4,627.81	\$ 18,511.23
8	\$ 4,252.81	\$ 375.00	\$ 4,627.81	\$ 18,511.23
9	\$ 4,512.48	\$ 375.00	\$ 4,887.48	\$ 19,549.90
10	\$ 3,964.40	\$ 375.00	\$ 4,339.40	\$ 17,357.59
11	\$ 3,473.80	\$ 375.00	\$ 3,848.80	\$ 15,395.21
12	\$ 3,473.80	\$ 375.00	\$ 3,848.80	\$ 15,395.21
13	\$ 3,473.80	\$ 375.00	\$ 3,848.80	\$ 15,395.21
14	\$ 4,867.29	\$ 375.00	\$ 5,242.29	\$ 20,969.16

*Kim Jean 12/12/24
 President*