

Carlton House Condominium
Approved Budget for the Period
January 1, 2026 through December 31, 2026

GL	Description	2025 Approved	2026 Approved
Revenue			
400100	Maintenance Assessments	\$ 554,871.00	\$ 555,291.34
		\$ -	
	Reserve Assessments	\$ -	\$ 66,000.00
		\$ -	
		\$ -	
		\$ -	
	Total Revenue	\$ 554,871.00	\$ 621,291.34
Expenses:			
Administrative Expenses			
530114	South State Loan (Piping)		
	South State Loan 2 (Recertification)	\$ 31,729.00	
520119	Office Expenses	\$ 1,000.00	\$ 3,000.00
530100	Accounting Fees	\$ 7,200.00	\$ 7,200.00
530116	Legal And Professional Fees	\$ 5,000.00	\$ 5,000.00
540110	License, Permits, Fees & Taxes	\$ 300.00	\$ 300.00
540141	Fees to Division	\$ 150.00	\$ 150.00
555100	Labor	\$ 137,442.00	\$ 137,442.00
600000	Management Fee	\$ 31,500.00	\$ 35,000.00
	Total Administrative Expenses	\$ 214,321.00	\$ 188,092.00
Insurance			
510100	Insurance	\$ 149,811.00	\$ 167,311.00
	Finance Charge	10,204	15,058
510100	Total Insurance	\$ 160,015.00	\$ 182,368.70
Recreation Area & Common Grounds			
700100	Common Grounds Contract	\$ 10,800.00	\$ 10,800.00
700120	Landscape Improvements	\$ 3,500.00	\$ 3,500.00
700210	Tree Trimming	\$ 2,000.00	\$ 2,000.00
701160	Irrigation Repairs/ Maintenance	\$ 2,640.00	\$ 3,640.00
702018	Beach Cleaning	\$ 3,504.00	\$ 3,504.00
702178	Exterminating/Pest Control	\$ 3,540.00	\$ 4,000.00
712500	Pool Service	\$ 7,800.00	\$ 7,800.00
712550	Pool Maintenance & Repair	\$ 1,500.00	\$ 2,000.00
	Total Recreation Area & Common Grounds	\$ 35,284.00	\$ 37,244.00
Repairs & Maintenance			
702000	General Repairs & Maintenance	\$ 3,000.00	\$ 3,000.00
702020	Roof Maintenance Contract		\$ 1,400.00
702037	Roof Repairs		\$ 1,500.00
702030	Elevator Contract	\$ 9,600.00	\$ 9,600.00
702040	Elevator Repairs/ Maint	\$ 3,000.00	\$ 1,500.00
702070	Plumbing Repairs/ Maint	\$ 5,000.00	\$ 1,500.00
702091	Electrical Repairs	\$ 1,500.00	\$ 2,000.00
702505	Cooling Tower Contract/ Repairs	\$ 2,200.00	\$ 4,200.00
702204	Water Treatment Cooling Tower	\$ 3,540.00	\$ 3,540.00
705045	Water Tower Service		
706030	Alarm System	\$ 1,541.00	\$ 1,620.00
	Total Repairs & Maintenance	\$ 29,381.00	\$ 29,860.00

**Carlton House Condominium
Approved Budget for the Period
January 1, 2026 through December 31, 2026**

GL	Description	2025 Approved	2026 Approved
Utilities			
705010	Electricity	\$ 37,216.00	\$ 37,216.00
705030	Water & Sewer	\$ 26,191.00	\$ 28,047.64
705050	Cable TV	\$ 38,172.00	\$ 38,172.00
705060	Trash Removal	\$ 4,341.00	\$ 4,341.00
705070	Telephones	\$ 3,450.00	\$ 3,450.00
705080	Natural Gas	\$ 6,500.00	\$ 6,500.00
	Total Utilities	\$ 115,870.00	\$ 117,726.64
Total Expenses without Reserves		\$ 554,871.00	\$ 555,291.34
Reserves			
900100	General Reserves (funding)		
	Total Reserves	\$ -	\$ 66,000.00
Total Expenses		\$ 554,871.00	\$ 621,291.34



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Carlton House
Approved Fee Schedule for Period
January 1, 2026 through December 31, 2026

		Budget		Budget	
		(No Reserves)		(With Reserves)	
		Annual	Waive Reserves	Annual	reserve
		\$ 555,291.34		\$ 555,291.34	\$66,000
Unit(s)	% of Total Sq. Ft.	Monthly Fee By unit	Annual Fee By unit	Monthly Fee By unit	Annual Fee By unit
11	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42
12	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
13	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
14	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
15	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
16	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
17	2.3340%	\$ 1,080.04	\$ 12,960.50	\$ 1,208.41	\$ 14,500.94
18	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42
21	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42
22	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
23	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
24	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
25	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
26	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
27	2.3340%	\$ 1,080.04	\$ 12,960.50	\$ 1,208.41	\$ 14,500.94
28	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42
31	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42
32	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
33	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
34	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
35	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
36	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
37	2.3340%	\$ 1,080.04	\$ 12,960.50	\$ 1,208.41	\$ 14,500.94
38	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42
41	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42
42	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
43	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
44	3.2480%	\$ 1,502.99	\$ 18,035.86	\$ 1,681.63	\$ 20,179.54
45	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
46	3.0680%	\$ 1,419.69	\$ 17,036.34	\$ 1,588.43	\$ 19,061.22
47	2.3340%	\$ 1,080.04	\$ 12,960.50	\$ 1,208.41	\$ 14,500.94
48	3.3930%	\$ 1,570.09	\$ 18,841.04	\$ 1,756.70	\$ 21,080.42


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