

	Adjusted 2026 budget	
	Revised annual cost	Monthly/unit cost
ADMINISTRATIVE EXPENSE		
Annual Meeting	\$ 1,850.00	\$ 1.40
Bad Debt - Doubtful Accounts		
Insurance		
Property	228,987.00	173.48
Fire-parametric	21,636.00	16.39
Umbrella & Liability	11,000.00	8.33
Flood	-	-
Auto	5,264.00	3.99
Director's & Officers	2,300.00	1.74
Insurance expenses	269,187.00	203.93
Legal	3,240.00	2.45
Loan Repayment	82,966.08	62.85
Printing & Postage	1,950.00	1.48
Tax Return & Review	3,450.00	2.61
Taxes	-	-
Telephone	1,700.00	1.29
Total ADMINISTRATIVE EXPENSE	364,343.08	276.02
MAINTENANCE EXPENSE		
Contingency	-	-
Small Equipment Purchases	750.00	0.57
Fuel & Maint - Equipment	11,250.00	8.52
Landscaping Maint & Repair	5,500.00	4.17
Large Tree Removal	-	-
Payroll		
Payroll Expenses	211,347.00	160.11
Insurance - Health & Welfare	28,638.00	21.70
Payroll Taxes	16,786.00	12.72
Payroll Expenses	256,771.00	194.52
Insurance - Worker's Comp	6,920.00	5.24
Repairs - non recurring	6,500.00	4.92
Supplies	7,000.00	5.30
Total MAINTENANCE EXPENSE	294,691.00	223.25
SERVICES		
Electricity	6,800.00	5.15
Fire	300.00	0.23
Internet	1,332.00	1.01
Refuse	2,000.00	1.52
Sewer	2,300.00	1.74
Water	17,400.00	13.18
Total Services	30,132.00	22.83
Total Expense	689,166.00	522.10
Net available from prior years		
Repayment to reserves	74,302.88	46.66
Transfer to reserves	117,500.00	89.02
Total reserve transfers	191,802.88	135.68
	<u>\$ 880,968.88</u>	<u>\$ 657.77</u>
		\$ 658.00