

**Landmark Club Condominium
Approved Budget
January through December 2026**

	2025	2026	%
	Budget	Budget	
Income			
Maintenance Income	4,283,292	3,844,803	90%
Reserve - SIRS	0	716,880	
Subtotal	4,283,292	4,561,683	106%
Late Fees	4,025	4,025	100%
Screening Fees	6,500	6,500	100%
Total Income	4,293,817	4,572,208	106%
Expense			
Building Services			
Housekeeping	224,640	240,000	107%
Security Supples	1,100	1,100	100%
Valet Supplies	5,000	3,000	60%
Total Building Services	230,740	244,100	106%
Employee Expense			
Token of Appreciation	10,000	12,000	120%
Health Insurance - Reimb.	71,000	62,000	87%
Health Insurance - FSR	36,900	40,000	108%
Holiday Bonus	20,000	22,000	110%
Workers Compensation	18,000	18,000	100%
Total Employee Expense	155,900	154,000	99%
First Service Residential			
Payroll Wages			
Total Administrative	230,100	248,507	108%
Total Maintenance	242,344	261,580	108%
Total Pool	22,238	23,350	105%
Total Security	386,927	406,273	105%
Total Valet	237,904	245,456	103%
Total Landscaping	94,193	101,761	108%
Misc. Payroll	0	36,320	
Total Payroll Wages	1,213,706	1,323,249	109%
Payroll - Overtime			
Building Overtime	8,000	8,320	104%
Security Overtime	16,000	16,000	100%
Valet Overtime	11,520	12,000	104%
Total Payroll - Overtime	35,520	36,320	102%
Total Payroll Expense	1,249,226	1,359,569	109%
Payroll Taxes			
Payroll Taxes	63,000	63,000	100%
Total Payroll Taxes	63,000	63,000	100%
Landscaping			
Landscaping Supplies	23,000	23,000	100%
Total Landscaping	23,000	23,000	100%
Professional Fees			
Administrative Fees	5,100	6,300	124%


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	2025	2026	%
Management Fees	26,700	47,460	178%
Driveway - Terraces	11,400	11,400	100%
Accounting Fees	9,000	9,000	100%
Bookkeeper	19,200	12,000	63%
Legal Fees	20,000	18,000	90%
Total Insurance	1,343,451	736,700	55%
Insurance Finance Charge	2,900	0	0%
Licenses and Permits	5,000	4,000	80%
Reserve Study	10,000	10,000	100%
Total Professional Fees	1,452,751	854,860	59%
Social Committee	10,000	12,000	120%
General Maintenance			
Maint. Equipment	25,000	25,000	100%
Maint. Repairs	110,000	110,000	100%
Maint. Supplies	60,000	60,000	100%
Preventative Maintenance	25,000	35,000	140%
Total General Maintenance	220,000	230,000	105%
Office Expense	34,000	34,000	100%
Pool Maintenance	11,000	12,000	109%
Service Contracts			
A/C Maintenance	12,000	12,000	100%
Compactor Lease	8,400	9,500	113%
Elevator Maintenance	21,000	23,000	110%
Fire Alarm Maintenance	14,000	14,000	100%
Generator	2,300	2,300	100%
Pest Control	8,000	9,000	113%
Pool Service	18,000	18,000	100%
Lobby Flowers	12,000	12,000	100%
Trash Removal	52,000	52,000	100%
Water Treatment	5,500	5,500	100%
Total Service Contracts	153,200	157,300	103%
Utilities			
Cable TV	212,000	220,500	104%
Electric	220,000	220,000	100%
Fuel Oil	4,000	2,000	50%
Gas	75,000	80,000	107%
Telephone	5,000	5,000	100%
Water & Sewer	175,000	184,000	105%
Total Utilities	691,000	711,500	103%
Total Expense	4,293,817	3,855,328	90%
Reserves	0	716,880	
	4,293,817	4,572,208	



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