

**WHITTIER TOWERS APARTMENTS ASSOCIATION, INC.**  
**APPROVED BUDGET**  
**JANUARY 1, 2026 - DECEMBER 31, 2026**

		<b>BUDGET 2025</b>	<b>BUDGET 2026</b>
<b>INCOME:</b>			
04100	MAINTENANCE FEE	518,998.00	557,780.74
04105	PARKING SPACE REV	1,800.00	1,800.00
04300	LATE FEES	3,000.00	1,000.00
04325	DOCK CHARGE INC	4,800.00	1,000.00
04355	RTN PYT FEE RECOV	100.00	100.00
04360	OWNER REIMB LEGAL/ATTY FEES	1,000.00	-
04650	LAUNDRY INCOME	2,400.00	2,400.00
04900	MISC INCOME	3,000.00	3,000.00
<b>TOTAL INCOME</b>		<b>535,098.00</b>	<b>567,080.74</b>
<b>EXPENSES:</b>			
<b>ADMINISTRATIVE EXPENSE</b>			
05025	PERMITS & LICENSE	500.00	1,850.00
05050	LEGAL FEES	5,500.00	5,000.00
05053	BANK FEES	5,271.00	100.00
05075	INSURANCE	139,700.00	120,000.00
05079	INSURANCE - FLOOD	3,000.00	3,385.00
05100	MANAGEMENT	9,000.00	15,450.00
05150	ACCOUNTING FEES	3,500.00	3,500.00
05200	POSTAGE/PRINTING/ADMIN	1,350.00	2,150.00
05400	LAND LEASE PAYMENT	154,660.00	203,000.00
05500	BAD DEBT	-	21,408.00
		322,481.00	375,843.00
<b>MAINTENANCE</b>			
06026	IRRIGATION REPAIRS	1,200.00	2,000.00
06075	PEST CONTROL	7,800.00	7,000.00
06125	GENERAL R&M	36,000.00	24,000.00
06148	SUPPLIES	1,500.00	2,000.00
06150	JANITORIAL SERVICE	23,900.00	23,520.00
06155	ELEVATOR SERVICE	4,120.00	4,120.00
06311	COOLING TOWER EQUIP	8,000.00	8,000.00
07205	FIRE ALARM/EQUIPMENT	1,000.00	1,000.00
		83,520.00	71,640.00
<b>LAWN &amp; LANDSCAPE EXPENSE</b>			
07100	LAWN MAINTENANCE	14,400.00	8,040.00
		14,400.00	8,040.00
<b>POOL</b>			
08110	POOL SERVICE	5,100.00	5,100.00
		5,100.00	5,100.00
<b>UTILITIES</b>			
08520	TELEPHONE/ELEVATOR	1,200.00	-
08525	INTERNET	2,880.00	2,880.00
08528	ELECTRIC	17,000.00	17,900.00
08550	WATER AND SEWER	45,779.00	49,832.00
08600	TRASH & RECYCLING	12,738.00	11,938.00
		79,597.00	82,550.00
<b>RESERVES</b>			
09505	RESERVES - ROOF	9,600.00	9,492.68
09510	RESERVES - FLOORS	1,000.00	495.30
09515	RESERVES - PAINTING	4,600.00	1,936.52
09523	RESERVES - PLUMBING	5,000.00	4,510.53
09526	RESERVES - LOAD BEARING DOCK	2,000.00	1,438.41
09544	RESERVES - ELECTRICAL	5,000.00	4,196.79
09546	RESERVES - CONCRETE/CEMENT/FLOORS	1,000.00	-
09568	RESERVES - FIREPROOFING	1,800.00	1,837.50
RESERVE TRANSFER		30,000.00	23,907.74
<b>TOTAL EXPENSES</b>		<b>535,098.00</b>	<b>567,080.74</b>
<b>Current Year / Monthly Assessment</b>		<b>892.00</b>	<b>929.63</b>

\*\*\* Reserves are based Board Provided Numbers and not on the Mandatory SIRS Report per Board."

**WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

Whittier Towers Apartmnt Association, Inc.  
Reserve Schedule  
January 1, 2026 - December 31, 2026

Reserve Item	Est. Replacement Cost	Estimated Useful Life	Est. Remaining Life	Est. Balance as of 12/31/25	Required Funding 2025
Roof	\$240,000	15-30	24	\$12,176	\$9,493
Painting	\$115,000	5-7	24	\$68,523	\$1,937
Load Bearing	\$50,000	15-20	24	\$15,478	\$1,438
Floors	\$25,000	40	24	\$13,113	\$495
Foundation/Concrete	\$25,000	8-60	24	\$36,740	\$0
Fireproofing	\$45,000	30	24	\$900	\$1,838
Plumbing	\$125,000	10-35	24	\$16,747	\$4,511
Electrical	\$125,000	8-12	24	\$24,277	\$4,197
Windows	\$15,000				
General	\$0			-\$48,098	
Lift Station				\$17,682	
Total	\$765,000			\$157,538	\$23,908