

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

		BUDGET	BUDGET
		2025	2026
<b>INCOME:</b>			
04100	MAINTENANCE FEE	518,998.00	<b>557,780.74</b>
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>
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\*\*\* 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 Apartment 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