

	2025 Budget	2026 Budget
<b>ASSESSMENT INCOME</b>	<b>2025</b>	<b>2026</b>
Assessment Income	\$665,923.00	\$739,673.00
Total Other Income	\$25,065.00	\$25,865.00
Reserve Income	\$121,000.00	\$127,000.00
Special Assessment	\$0	\$49,976.00
<b>Total Op. Assmt. Income w/ Reserve</b>	<b>\$811,988.00</b>	<b>\$942,514.00</b>
<b>OTHER INCOME</b>		
Application/Estoppel Fees	\$3,500.00	\$4,000.00
Late Fee Income	\$1,500.00	\$1,000.00
Attorney Fees Reimbursement	\$500.00	\$500.00
Miscellaneous Charges- Owners	\$2,500.00	\$2,000.00
Storage Locker Rental	\$4,000.00	\$3,800.00
Keys, Remotes, Parking Pass Inc Fee	\$3,000.00	\$4,500.00
Interest Income- Operating	\$50.00	\$50.00
Interest Income- Other	\$15.00	\$15.00
Laundry Room Income	\$10,000.00	\$10,000.00
<b>Total Other Income</b>	<b>\$25,065.00</b>	<b>\$25,865.00</b>
<b>TOTAL REVENUE</b>	<b>\$690,988.00</b>	<b>\$765,538.00</b>
<b>TOTAL REVENUE w/ RESERVES</b>	<b>\$811,988.00</b>	<b>\$942,514.00</b>
<b>OPERATING EXPENSES</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
Accounting & Audit	\$8,000.00	\$10,000.00
Legal Expense	\$7,000.00	\$7,000.00
Office Supplies	\$1,600.00	\$500.00
Printing and Postage	\$1,200.00	\$1,000.00
Bank Charges	\$1,000.00	\$1,000.00
Taxes & Corporate Fees	\$1,600.00	\$2,000.00
License & Permits	\$1,500.00	\$1,500.00
Violations	\$3,000.00	\$10,000.00
Bad Debt & A/R w/off's Exp	\$500.00	\$500.00
<b>Total Administrative Expenses</b>	<b>\$25,400.00</b>	<b>\$33,500.00</b>
<b>CONTRACT SERVICES</b>		
Elevators	\$6,300.00	\$6,800.00
HVAC	\$1,200.00	\$1,200.00
Professional Services - 40 Year	\$4,000.00	\$0.00
Management Fees	\$36,000.00	\$30,000.00
Fire Alarm System Monitoring	\$1,200.00	\$1,200.00
Fire Sprinkler Alarm & Inspection	\$1,200.00	\$1,200.00

Ground-Lawn Service	\$5,000.00	\$5,000.00
Ground Trees	\$1,500.00	\$1,500.00
Pest Control	\$4,000.00	\$4,500.00
Telephone- Elevator	\$3,000.00	\$3,000.00
Facilities Maintenance Services	\$32,000.00	\$30,000.00
Land Lease	\$30,888.00	\$30,888.00
Rec Center Maintenance	\$29,000.00	\$33,000.00
<b>Total Contract Services</b>	<b>\$155,288.00</b>	<b>\$148,288.00</b>
<b>INSURANCE</b>		
<b>Total Insurance</b>	<b>\$260,000.00</b>	<b>\$300,000.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>		
Common areas	\$10,000.00	\$10,000.00
Building	\$10,000.00	\$10,000.00
Roof	\$3,000.00	\$5,000.00
Water Pump	\$300.00	\$3,000.00
Boilers	\$500.00	\$250.00
CCTV	\$2,000.00	\$5,000.00
Plumbing	\$5,000.00	\$7,000.00
Gate/ Door Access	\$5,000.00	\$5,000.00
Maintenance Supplies	\$1,000.00	\$1,000.00
A/C Repairs	\$16,000.00	\$15,000.00
Fire Extinguishers	\$500.00	\$500.00
Fire Equipment	\$4,000.00	\$3,000.00
Janitorial Trash Chute	\$1,500.00	\$1,500.00
Elevator Repairs	\$25,000.00	\$25,000.00
Contingency Expense	\$2,000.00	\$9,000.00
<b>Total Repairs &amp; Improvements</b>	<b>\$85,800.00</b>	<b>\$100,250.00</b>
<b>UTILITY EXPENSE</b>		
Electricity	\$33,000.00	\$35,000.00
Telephone/Internet	\$1,500.00	\$1,500.00
Bulk Cable	\$0.00	\$0.00
Natural Gas	\$12,000.00	\$12,000.00
Trash Removal	\$20,000.00	\$27,000.00
Water & Sewer Expense	\$98,000.00	\$108,000.00
<b>Total Utility Expenses</b>	<b>\$164,500.00</b>	<b>\$183,500.00</b>
Reserve Account 2025		\$93,000.00
Reserve CD 2025		\$75,000.00
Reserve Transfer	\$91,000.00	\$168,000.00
<b>TOTAL EXPENSES</b>	<b>\$690,988.00</b>	<b>\$765,538.00</b>