

2026 Budget

	Jan - Dec 25	2025 Budget	2026 Budget
Ordinary Income/Expense			
Income			
Operating Dues	60,800.00	60,800.00	75,840.00
Total Income	60,800.00	60,800.00	75,840.00
Gross Profit	60,800.00	60,800.00	75,840.00
Expense			
ADMINISTRATION			
Accounting	400.00	350.00	500.00
Bank Service Charges	0.00	50.00	50.00
Insurance Expense	30,383.00	26,444.00	37,223.90
Management Fee	7,200.00	7,200.00	7,200.00
Merchant deposit fees	306.00		400.00
Office & Postage	214.00	300.00	300.00
Taxes	10.00	10.00	10.00
Total ADMINISTRATION	38,513.00	34,354.00	45,683.90
COMMON AREA EXPENSES			
Boiler Maintenance	2,689.53	900.00	900.00
Chimney Inspections/Cleaning	0.00	240.00	240.00
Contingency	0.00	1,850.00	2,674.10
Repairs and Maintenance	1,265.71	2,000.00	2,000.00
Vent Inspections/Cleaning	734.00	1,456.00	1,500.00
Window Cleaning	1,000.00	1,000.00	1,200.00
Total COMMON AREA EXPENSES	5,689.24	7,446.00	8,514.10
Landscaping			
Mowing/Trimming/Irrigation	10,669.50	10,000.00	10,500.00
Snow Removal	712.50	1,500.00	1,000.00
Total Landscaping	11,382.00	11,500.00	11,500.00
SPA SERVICE			
Regular Maint.	1,682.00	2,300.00	2,300.00
Total SPA SERVICE	1,682.80	2,300.00	2,300.00
Utilities			
Electricity	1,140.00	1,200.00	1,307.00
Gas	2,192.77	1,000.00	2,835.00
Water/Sewer	3,107.38	3,000.00	3,700.00
Total Utilities	6,440.15	5,200.00	7,842.00
Total Expense	63,707.19	60,800.00	75,840.00
Net Ordinary Income	-2,907.19	0.00	0.00
Other Income/Expense			
Other Income			
Earned Interest	98.50		
OTHER INCOME			
Capital Reserve Contribution	24,000.00	24,000.00	32,000.00

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Rollover Funds From Roof SA	0.00	7,656.00	
Special Assess - Boilers	8,000.00	8,000.00	0.00
Total OTHER INCOME	32,000.00	39,656.00	32,000.00
Total Other Income	32,154.26	39,656.00	32,000.00
Other Expense			
CAPITAL RESERVE			
Belly Band Work	21,448.00	1,500.00	0.00
Building Painting	33,551.63	28,500.00	22,000.00
Irrigation revisions- minor capping			1,000.00
Stucco Repairs	3,380.62	7,656.00	0.00
Upgrade tubing/Hold			0.00
Glycol Reservoir/Pump for Snowmelt			2,000.00
Total CAPITAL RESERVE	58,380.25	37,656.00	25,000.00
Total Other Expense	58,380.25	37,656.00	25,000.00
Net Other Income	-26,225.99	2,000.00	7,000.00
Net Income	-29,133.18	2,000.00	7,000.00

Dues for 2026

Operating: 2370.00