2026 Budget Calulations

Projected based on 2025 Actuals Thru Nov 30		Adjusted Actuals		Delta	One Time Costs Removed of Adjusted
Accounting Services	347.50	Accounting Services	347.50	0.00	
Admin Expense	25.00	Admin Expense	25.00	0.00	
Elevator	18,106.97	Elevator	13,106.97	5,000.00	Reduce $10K outage cost to $5K (2024 Outages cost $5.2K) and assuming more representative
Fire Protection	21,784.11	Fire Protection	15,354.11	6,430.00	Remove $6,430 re: 5 year inspection
Garbage/Recycling Removal	7,963.08	Garbage/Recycling Removal	7,963.08	0.00	
Insurance	21,785.92	Insurance	21,785.92	0.00	
Loan Payments (EFIS & Flood)	81,201.60	Loan Payments (EFIS & Flood)	81,201.60	0.00	
Janitorial Expense	12,773.29	Janitorial Expense	12,773.29	0.00	
Landscaping and Groundskeeping	17,495.46	Landscaping and Groundskeeping	17,495.46	0.00	
Misc Supplies	1,161.19	Misc Supplies	639.85	521.34	Remove $521 re: Shopping Carts
Payroll	5,733.69	Payroll	3,022.79	2,710.90	Remove July-Dec Assumption Jeff is Moved
Repairs and Maintenance	12,179.92	Repairs and Maintenance	8,634.75	3,545.17	Remove $598.17 re: Cameras & $932.00 re: Camera Install Remove Generator extend UL $2,015
Tax expense	100.00	Tax expense	100.00	0.00	
Utilities	37,575.12	Utilities	37,575.12	0.00	
Total	**238,232.85**	**Total**	**220,025.44**	**18,207.41**	

Budgeted for 2026

	Inflation Factor	Amt	
Accounting Services	3%	357.93	
Admin Expense	3%	25.75	
Elevator	3%	13,500.18	
Fire Protection	3%	15,814.73	
Garbage/Recycling Removal	3%	8,201.97	
Insurance	3%	22,439.50	
Loan Payments (EFIS & Flood)	0%	81,201.60	
Janitorial Expense	3%	13,156.49	
Landscaping and Groundskeeping	3%	18,020.32	
Misc Supplies	3%	659.05	
Payroll	0%	3,046.34	Note 3% was applied to Workmans Comp Insurance
Repairs and Maintenance	3%	8,893.79	
Tax expense	3%	103.00	
Utilities	3%	41,481.65	Note 22% was applied to Water
Total		**226,902.30**	

2025 Budgeted and Actuals

Budget as of Dec 2024 Meeting	
Accounting Services	267.80
Admin Expense	25.75
Elevator	14,424.18
Fire Protection	13,027.69
Garbage/Recycling Removal	7,356.97
Insurance	18,306.79
Loan Payments (EFIS & Flood)	81,201.60
Janitorial Expense	12,078.76
Landscaping and Groundskeeping	15,746.85
Misc Supplies	653.05
Payroll	5,839.42
Repairs and Maintenance	24,112.80
Tax expense	185.40
Utilities	44,920.57
Total	**238,147.63**

Projected based on 2025 Actuals Thru Nov 30	
Accounting Services	347.50
Admin Expense	25.00
Elevator	18,106.97
Fire Protection	21,784.11
Garbage/Recycling Removal	7,963.08
Insurance	21,785.92
Loan Payments (EFIS & Flood)	81,201.60
Janitorial Expense	12,773.29
Landscaping and Groundskeeping	17,495.46
Misc Supplies	1,161.19
Payroll	5,733.69
Repairs and Maintenance	12,179.92
Tax expense	100.00
Utilities	37,575.12
Total	**238,232.85**

Delta
-79.70
0.75
-3,682.79
-8,756.42
-606.11
-3,479.13
0.00
-694.53
-1,748.61
-508.14
105.73
11,932.88
85.40
7,345.45
-85.22

2025 Projected Actuals Sorted		%
Admin Expense	25.00	0.01%
Tax expense	100.00	0.04%
Accounting Services	347.50	0.15%
Misc Supplies	1,161.19	0.49%
Payroll	5,733.69	2.41%
Garbage/Recycling Removal	7,963.08	3.34%
Repairs and Maintenance	12,179.92	5.11%
Janitorial Expense	12,773.29	5.36%
Landscaping and Groundskeeping	17,495.46	7.34%
Elevator	18,106.97	7.60%
Fire Protection	21,784.11	9.14%
Insurance	21,785.92	9.14%
Utilities	37,575.12	15.77%
Loan Payments (EFIS & Flood)	81,201.60	34.08%
Total	**238,232.85**	**100.00%**

