

Oak Ridge Condominium Association

2026 Approved Budget

Dated: July 10, 2025 / Updated: July 15 2025 / Updated July 31, 2025 / Updated September 3, 2025

<u>INCOME:</u>		<u>2025</u>	<u>2026</u>
Income Total:		484,410.00	520,155.00
5001	HOA Dues Yearly Total @ \$585/month	483,960.00	519,480.00
	HOA Monthly Dues @ \$515/month	426,240.00	457,320.00
	HOA Monthly Cable Services @ \$70/month	57,720.00	62,160.00
5101	Interest Income/Prepaid/Donations	450.00	475.00
5124	Late Fees	0.00	200.00

OPERATING EXPENSES:

Operating Budget - Maintenance/Contract/Administrative [total]: **356,900.00** **358,693.00**

Maintenance Expense [subtotal]:		64,307.00	52,708.00
6450	Electricity	750.00	750.00
6507	Building Structure Repair	10,000.00	19,583.00
6536	General Maintenance/Repair	21,000.00	3,875.00
6551	Roof/Chimney/Gutter Repair	4,500.00	5,000.00
6633	Road Damage Repair	1,500.00	1,650.00
6639	Deck Repair	3,500.00	7,350.00
6645	Sump Pump/Radon Remediation	4,092.00	4,000.00
6669	Landscape/Grounds Repair	10,000.00	10,000.00
6673	Concrete Repair	5,275.00	0.00
6808	Exterior Lighting Repair	690.00	500.00
6809	Light Poles/Fixtures Repair	0.00	0.00
6810	Monument/Exterior Signage Repair	0.00	0.00
6811	Retaining Walls/Masonry Repair	3,000.00	0.00

Contract Expense [subtotal]:		287,493.00	293,330.00
6311	Management Fee	24,500.00	24,612.00
6406	Cable TV/Internet	52,250.00	62,160.00
6518	Dryer Vent Cleaning	2,500.00	2,681.00
6546	Painting – Condo Exteriors	27,878.00	35,633.00
6576	Pest Control	3,210.00	3,240.00
6656	Snow Removal	53,535.00	43,200.00
6668	Landscape Maintenance	55,620.00	51,804.00
6941	Insurance	68,000.00	70,000.00

Administrative Expense [subtotal]:	5,100.00	12,655.00
6210 Accounting - Tax Prep	482.00	200.00
6212 Bank Charges Expense	107.00	50.00
6213 Education/Memberships	275.00	300.00
6310 Postage/Copies	225.00	875.00
6312 Office Supplies	375.00	400.00
6315 Taxes/Licenses/Permits	386.00	2,000.00
6341 Legal/Collection	1,500.00	2,500.00
6350 Other Professional Contracts	500.00	5,000.00
6360 Social/Supplies/Gifts	800.00	850.00
6390 Admin/Meetings/Zoom	450.00	480.00

RESERVE EXPENSES:

Reserve Budget – Ext. Building and Site Components [total]:	123,023.00	153,909.00
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Exterior Building Replacement [subtotal]:	11,363.00	43,299.00
7119 Exterior Lighting	0.00	0.00
7148 Deck	0.00	0.00
7154 Roof/Gutter	0.00	5,000.00
7229 Building Structure	1,500.00	0.00
7322 Chimney/Tops/Chase Cover	9,863.00	38,299.00

Site Components [subtotal]:	111,660.00	110,610.00
7102 Mailbox	0.00	300.00
7128 Water Drainage	0.00	0.00
7138 Retaining Walls/Masonry	0.00	0.00
7201 Light Poles/Fixtures	3,000.00	0.00
7216 Monument/Exterior Signage	0.00	0.00
7251 Road Sealing / Crack Filling	0.00	0.00
7278 Landscape/Grounds Improvements	10,000.00	10,000.00
7318 Storm Damage	0.00	10,000.00
7278 Landscape/Mulch	16,960.00	0.00
7304 Concrete Replacement/Patios/Stoops	2,500.00	5,654.00
7338 Pavement/Curb	79,200.00	84,656.00

Reserve Fund / Yearly Allocation [subtotal]:	3,366.00	7,553.00
6956 Reserve Fund/Yearly Allocation Expense	3,366.00	7,553.00

Contingency Fund / Yearly Allocation [subtotal]:	1,121.00	0.00
EJones Contingency Fund/Yearly Allocation Expense	1,121.00	0.00

TOTAL INCOME:	484,410.00	520,155.00
TOTAL EXPENSES (Operating/Reserve/Allocation):	484,410.00	520,155.00
TOTAL NET BALANCE:	0.00	0.00