Landmark on the Lake
2026 Operations Re-Forecast Budget

GL CODE	CATEGORY	2026 BUDGET	2026 RE-FORECAST BUDGET	RE-FORECAST ADJUSTMENT	RE-FORECAST NOTES	2026 DESCRIPTION
OPERATING INCOME						
40-4011	HOA ASSESSMENTS	2,050,426	2,050,426	-		This figure represents 7% HOA dues increase, effective 1/1/26 ($1,666,336 x 7%)
40-4021	CAPITAL CONTRIBUTIONS	63,541	63,541	-		Average of 17 condo sales/year. (Assumes 7% increase in HOA dues.)
SUBTOTAL ASSESSMENT INCOME		**2,113,967**	**2,113,967**	**-**		
AMENITIES INCOME						
44-4152	COMMUNITY ROOM RENTAL	3,150	2,975	(175)	Based on income and future reservations to-date and averages from past few years, the amount expected was reduced downward slightly.	Approx. 18 reservations at $175 each.
44-4154	SUNDECK RENTAL	1,100	560	(540)	Based on income and future reservations to-date, the amount expected was reduced downward slightly.	Approx. 10 reservations at around $110 each.
44-4155	MULTI-PURPOSE ROOM RENTAL	225	45	(180)	No demand, so far, so reducing income down.	Approx 5 reservations at $45 each.
44-4170	GUEST SUITE #304 RENTAL	33,750	33,750	-		Approx. 150 days reserved at an average rate of $225 per night.
44-4151	LAUNDRY MACHINES	22,200	22,200	-		Average $1,760 per month + $90/month card usage recovery.
44-4156	STORAGE LOCKERS	5,760	5,760	-		LOTL owns 17 lockers that rent for $30/mo. Budget for 16 being rented. ($30/mo x 16 lockers x 12/mo)
SUBTOTAL AMENITIES INCOME		**66,185**	**65,290**	**(895)**		
OTHER INCOME						
41-4161	CABLE TV REBATE	2,740	300	(2,440)	Reduced to more closely align with trending down from past years.	Commission LOTL receives from AT&T and Spectrum when a resident signs up for services. Average $685 per quarter.
41-4174	HOMEWISE INCOME	2,040	2,040	-		Average of $120 per sale and 17 sales per year
41-4120	FINES	2,500	2,500	-		Per 12.4.1 of the Rules and Regulations, violation fines range from $250 - $3,000 based on the class/severity of the offense.
41-4100	LATE FEES	2,880	2,880	-		Per 2.1 of the Rules and Regulations, Assessments not received by the 10th of the month are considered late and a fee + interest is imposed. Approx three $75 late fees applied/per month + approx. $15 in interest/per month.
41-4171	LEASING PROGRAM	32,370	32,370	-		20 New Leases and 26 Lease Renewals: 10 LOTL-Procurements, 10 Self-Procurements, and 26 renewals.
41-4106	LOCKS / KEYS / FOBS / REMOTES	2,820	2,000	(820)	Current estimate.	Income from sale of condo keys, mailbox keys, fobs, windshield tags & locks.

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GL CODE	CATEGORY	2026 BUDGET	2026 RE-FORECAST BUDGET	RE-FORECAST ADJUSTMENT	RE-FORECAST NOTES	2026 DESCRIPTION
41-4104	MOVE IN - MOVE OUT FEES	13,500	13,500	-		Average 17 new owners & 17 new unfurnished leases @ $400 each & 3 new furnished leases @ $100 each (also assumes 1 unit is purchased as investments & the first renters do not pay a redundant move-in fee to the association)
41-4199	MISCELLANEOUS INCOME	1,075	700	(375)	Current estimate.	Generated from NSF fees plus miscellaneous income received.
41-4177	NEW OWNER SETUP FEE	850	850	-		Average of 17 sales per year @ $50 each
41-4110	MAINTENANCE REQUESTS: LABOR / PARTS	28,550	28,550	-		Income generated from LOTL Maintenance Department performing in-unit service requests. Average 290 hours of labor per year at $85/per hour. Supplies marked up 30%. Supplies are expensed in GL Code #74-7401.
41-4179	PARKING RENTAL	10,800	10,800	-		Rent four ramp parking spots @ $225/each per month.
41-4185	RESIDENT SERVICE FEES	15,265	7,875	(7,390)	Interior Window Washing ($950); Heat Pump Maintenance ($6320); Pest Control ($600); Shred Event ($105); Massage Services ($250); Car Detailing Services ($250); Safety Device Replacements ($0); Yoga Class Room Rental ($0)	Interior Window Washing ($1075); Heat Pump Maintenance ($5115); Pest Control ($525); Shred Event ($225); Massage Services ($500); Car Detailing Services ($500); Safety Device Replacements ($6875); Yoga Class Room Rental ($450)
41-4181	CONSTRUCTION PACKET REVIEW	1,000	1,000	-		10 construction packets @ $100/each.
41-4178	VENDOR SPONSOR/RESIDENT ADV	1,500	1,500	-	One sponsor paid for the year. No other interest.	4 meetings and 2 social events at $250/each.
SUBTOTAL OTHER INCOME		**117,890**	**106,865**	**(11,025)**		
TOTAL INCOME		**2,298,042**	**2,286,122**	**(11,920)**		

Landmark on the Lake
2026 Operations Re-Forecast Budget

GL CODE	CATEGORY	2026 BUDGET	2026 RE-FORECAST BUDGET	RE-FORECAST ADJUSTMENT	RE-FORECAST NOTES	2026 DESCRIPTION
			EMPLOYEE EXPENSES			
70-7211	CELL PHONE REIMBURSEMENT	840	840	-		Maintenance on-call cell phone reimbursement ($35/mo x 2 employees)
70-7090	EMPLOYEE PROCUREMENT	795	795	-		Holiday party ($300); Summer BBQ ($100); Anniversary gift cards ($25 value x 10 team members = $250); Appreciation gift cards ($95); Box of greeting cards ($50)
70-7020	INSURANCE: MEDICAL	29,760	29,760	-		Medical Insurance ($35,045) Dental Insurance ($1,027); Vision Insurance ($125); LIFE/STD/LTD Insurance (2,612.88). LOTL pays 75% of medical, dental and vision insurance; and 100% of LIFE/STD/LTD insurance.
70-7040	INSURANCE: WORKERS COMP	3,500	3,237	(263)	Cost reduction due to audit.	Based on anticipated wages for the year, history of no claims and history of receiving credits.
70-7030	PAYROLL TAXES: FRONT DESK	5,085	3,975	(1,110)	Adjust to be more in line with 2025 actuals.	This includes 6.25% of gross wages for Social Security; 1.45% of gross wages for Medicare; $420 for FUTA/per employee; and $504 for SUTA/per employee.
70-7031	PAYROLL TAXES: MAINTENANCE	9,655	9,655	-		This includes 6.25% of gross wages for Social Security; 1.45% of gross wages for Medicare; $420 for FUTA/per employee; and $504 for SUTA/per employee.
70-7005	SALARY: FRONT DESK	54,420	54,420	-		Wages for front desk attendants employeed by LOTL.
70-7006	SALARY: MAINTENANCE	107,995	107,995	-		Wages for maintenance workers employeed by LOTL.
70-7060	UNIFORMS	500	145	(355)	Purchased what was needed for the year.	Clothing for front desk attendants and maintenance, as needed.
TOTAL EMPLOYEE OPERATING EXPENSES		**212,550**	**210,822**	**(1,728)**		
			PROFESSIONAL FEES EXPENSES			
82-8240	ACCOUNTING FEES	25,275	25,275	-		CPA Bookkeeping Services ($16,800); Process Electronic HOA Statements ($864); Process Paper HOA Statements ($2,460); Postage to Mail HOA Statements ($1,795); Prepare Vendor Invoices ($2040); Postage to Mail Invoices ($475) Prepare Monthly Financial Statements ($600); Online Owner Payment Portal ($240).
82-8210	AUDIT FEES	1,000	850	(150)	Extension filed, billing will be in Q4.	Tax Return Preparation
82-8220	LEGAL FEES	3,650	3,650	-		Provide legal counsel, as it relates to Association matters. ($365/hr x 10/hrs)
82-8250	PAYROLL SERVICES	3,235	3,235	-		Payroll Preparation ($240/mo); HR Consulting ($21/mo); Annual W2 Processing ($85); Year End Package Delivery ($20)
82-8230	ON-SITE PROPERTY MANAGEMENT	189,749	193,749	4,000	Insurance was higher than originally estimated.	Two full time, on-site property managers. Includes being on-call 24/7/365.
TOTAL PROFESSIONAL FEES EXPENSES		**222,909**	**226,759**	**3,850**		

GL CODE	CATEGORY	2026 BUDGET	2026 RE-FORECAST BUDGET	RE-FORECAST ADJUSTMENT	RE-FORECAST NOTES	2026 DESCRIPTION
CONTRACT SERVICES EXPENSES						
73-7360	CARPET CLEANING	1,500	1,375	(125)	Invoice lower than budgeted.	Deep clean carpeting on floors 2-28, Business Center and management offices.
73-7270	CITY LICENSES & INSPECTION FEES	5,630	5,630	-		Elevator #1 Inspection ($505); Elevator #2 Inspection ($490); Elevator #3 Inspection ($490); Elevator #4 Inspection ($490); Elevator #5 Inspection ($250); Chiller Permits ($50); Pool Inspection ($350); Hot Tub Inspection ($350); Sprinkler/Standpipe Inspection ($1,970); Backflow Test ($480); Heating Boiler Permits ($200)
73-7325	ELEVATOR PREVENTATIVE MAINTENANCE	42,860	42,860	-		Elevator #1 ($9,785); Elevator #2 ($9,785); Elevator #3 ($9,785); Elevator #4 ($9,785); Elevator #5 ($3,710)
73-7315	EXTERMINATING	2,625	2,625	-		Interior/Exterior Pest Control ($660); Exterior Spray Treatment ($740); Cobweb Removal ($250); Pigeon Preventative ($975)
73-7375	FIRE SECURITY MONITORING	950	950	-		Fire Alarm Monitoring ($475); Panic Button Monitoring ($475)
73-7411	FLOOR MAT RENTAL	2,185	2,185	-		Summer Season ($645); Winter Season ($1,540)
73-7350	FRONT DESK ATTENDANTS	216,690	219,690	3,000	Adjust to train new hires.	Regular Coverage ($204,023); Holiday Coverage: ($6,889): PTO Coverage ($5,778)
73-7345	GARAGE PRESSURE WASHING	8,700	8,685	(15)	Adjusted to match signed agreement.	Garage pressure washed every even year.
73-7370	HVAC PREVENTATIVE MAINTENANCE	4,500	4,650	150	Adjusted to match signed agreement.	Preventative maintenance on chiller and four boilers.
73-7351	HOUSEKEEPING	87,870	87,870	-		Cleaning services
73-8519	IT SUPPORT	3,660	2,730	(930)	Reduced troubleshooting hour estimate.	Anti-virus/anti-malware preventative maintenance on five operational computers ($30/mo/per computer = $1,800); IT support/troubleshooting, as needed ($155/hr x 12/hrs = $1,860)
73-7320	LANDSCAPING/FLOWERS	14,720	17,000	2,280	Increase due to retaining wall.	West Plaza Preventative Maintenance ($4,905); Mulch ($2,480); Plant Installation ($3,835); SOD Installation ($2,600); Planter Flower Installation ($800); Interior Plants ($100)
73-7275	LIFE SAFETY INSPECTIONS	13,525	13,525	-		Annual Sprinkler Inspection ($2,360); Quarterly Sprinkler Inspections ($2,250); Annual Fire Extinguisher Inspection ($1,000); Annual Fire Alarm Inspection ($4,600); Extinguisher Services ($615); Power Generator Test: ($1,500); Exterior Anchor Inspection ($1,200)
73-7260	PROPERTY INSURANCE	121,430	123,000	1,570	Umbrella insurance increased.	Property Insurance ($105,040); Volunteer Accident ($290); Directors & Officers Liability ($4,760); Fidelity/Crime Bond ($1,415); Umbrella ($9,925).
73-7460	SNOW REMOVAL	13,000	13,000	-		Snow removal and ice management services from November 15 - April 15.
73-7340	TRASH CHUTE CLEANING	4,200	4,085	(115)	Adjusted to match invoice.	Trash chute washed every even year

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73-7310	TRASH / RECYCLING REMOVAL	9,925	9,925	-		Trash: 1 container picked up 3x/week ($705); Compactor: 3 containers picked up 3x/week ($5,560); Recycle: 4 containers picked up 3x/week ($3,660)
73-7207	TELEPHONE / INTERNET	13,240	13,240	-		Life Safety Phone ($6,000); Business Phone ($4,525); Business Internet ($2,715)
73-7335	WINDOW WASHING	5,500	5,600	100	Adjusted to match invoice.	Wash exterior windows
73-8521	BUILDING SOFTWARE	4,355	4,455	100	Butterfly software increased more than anticipated.	Maintenance Care Online work orders & facility management ($2,280); ButterflyMX Building security access control ($1,800); Windshield Tag Software ($275)
TOTAL CONTRACT SERVICES EXPENSES		**577,065**	**583,080**	**6,015**		
			UTILITY EXPENSES			
72-7201	ELECTRICITY	179,157	179,157	-		2025 estimate of $165,000 + 8.58% increase
72-7204	NATURAL GAS	46,170	46,170	-		2025 estimate of 42,500 + 8.64% increase
72-7202	WATER / SEWER	75,823	87,000	11,177	Even though spend is low so far, the budget compared to 2025 actuals indicates we should increase, as costs are still supposed to be rising.	2024 actual cost of $67,763.68 + 10% increase
TOTAL UTILITY EXPENSES		**301,150**	**312,327**	**11,177**		
			ADMINISTRATIVE EXPENSES			
85-8535	ASSOCIATION MEETINGS	1,430	1,430	-		Print Annual Meeting Packet ($715); Stuff & Seal Envelopes ($75); Postage to Mail Annual Meeting Packet ($240); Envelopes for Annual Meeting Packet Mailing ($62); Labels for Envelopes ($10); Temp Help for Ballot Counting ($256); Name Plates for New Board Members ($70)
85-8515	BANK FEES	330	330	-		Analysis Fee ($90); Cash Management Fee ($240)
85-8545	DUES AND SUBSCRIPTIONS	3,850	4,100	250	Increase needed for Microsoft subscription and dropped Staples subscription.	Adobe Acrobat Pro ($620); Amazon Business Prime ($195); Basecamp ($420); CAI Membership ($305); Domain Names ($35); Filing Fee for State Domestic Non-Stock Corporation Annual Report ($25); Business Tax Registration Renewal Fee ($10); HOA Leader ($120); MS Office 365 ($1075); Website ($550); Text Messages ($75); Phone Number for Texting ($25); Staples Business Membership ($85); Minutes for Emergency Backup Tracfone ($135); Zoom ($170)
85-8541	GUEST PARKING TAGS	380	380	-		Parking Violations ($72.50 for 100/pack x 3 packs = $218); Guest Parking Passes ($40.75 for 250/pack x 4 packs = $163)
85-8560	HOLIDAY DECORATIONS	250	250	-		Disposable Christmas tree bags, Halloween candy, Batteries for lights, Christmas/Hanukkah décor, etc.
85-7284	MANAGEMENT OFFICE (#101)	1,573	1,573	-		Annual HOA Dues ($1,113); Property Taxes ($460)
85-8512	MISC GENERAL & ADMIN	100	100	-		Administrative expenses that do not have an obvious category.

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85-8501	OFFICE SUPPLIES	2,495	2,495	-		Commercial Printer/Copier Lease ($111.20/mo = $1,335/yr;); Color Copies ($30/mo = $360/yr); Supplies for Front Desk, Management, Maintenance operations including but not limited to: copy paper, toner, label maker tape, planners, sticky notes, packing tape, binders, folders, laminator sheets, business cards, etc. ($8,000)
85-8523	POSTAGE	100	100	-		Roll of forever stamps (78 cents x 100 = $78); Certified mailings ($25)
85-8540	RENTAL PROGRAM	500	500	-		Leasing Folders ($45); Renter Credit/Background Checks ($455)
85-8522	SHREDDING	220	240	20	Adjust to accommodate price increase.	The shred container is picked up every other month.
85-8555	SIGNAGE	2,000	1,000	(1,000)	Won't be able to get all signage done this year, so will have to defer some to next year.	Updated signage for amenities without signange or with signage with old logo.
TOTAL ADMINISTRATIVE EXPENSES		**13,228**	**12,498**	**(730)**		
AMENITY EXPENSES						
75-7500	BUSINESS CENTER	1,455	1,455	-		Lease Commercial Printer-Copier ($1,355); Supplies ($100)
75-7501	CAR WASH	500	1,000	500	Improvements needed.	Soap, towels, brushes, pressure gauge repairs, hose, tools, etc.
75-8529	COFFEE BAR	4,015	5,750	1,735	We go through a lot of coffee and prices are still rising.	Coffee ($3,600); Condiments ($240); Filters ($172)
75-7502	COMMUNITY ROOM	300	300	-		Repairs to appliances, cabinets, furniture, as needed.
75-7503	COMPOSTING	750	750	-		Compost pick up every other week ($702); One new container ($50)
75-8551	DOG RUN	300	300	-		Supplies, towels, waste bags, toys
75-7407	FITNESS CENTER	1,100	1,100	-		Preventative maintenance ($700); Repairs & Maintenance ($400)
75-7286	GUEST SUITE	13,127	12,000	(1,127)	HVAC PM was at no charge and reduced deep cleaning.	HOA Dues ($4,977); Property Taxes ($4,900); WE Energies ($1,200); HVAC Preventative Maintenance ($350); Supplies ($500); Deep Cleaning ($1,200)
75-7504	LAUNDRY ROOM	15,860	15,860	-		Lease Equipment ($14,242); Credit Card Fees ($517); Maintenance/Repairs ($100)
75-7505	MULTI-PURPOSE ROOM	300	575	275	Improvements needed.	Replacement of balls, bands and other fitness equipment, as needed.
75-7473	POOL / HOT TUB	16,700	6,800	(9,900)	Pool was closed for a few months saving in chemicals.	Pool repairs, testing kits and chemicals. Replace exhaust ductwork for pool and hot tub heaters, including inducer fan.
75-7446	SUNDECK	15,670	7,000	(8,670)	Planted flowers in-house.	Propane tanks ($770); Annual plantings ($6,500); Perennial plantings ($2,000); Plant maintenance ($3,500); Repairs/maintenance ($2,900)
75-8528	WATER COOLERS	1,370	1,370	-		Spring water for Fitness Center and Mailroom ($1,161); Cups for water ($209)
TOTAL AMENITY EXPENSES		**71,447**	**54,260**	**(17,187)**		

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			COMMITTEE EXPENSES			
8410	COMMITTEE EXPENSES	3,054	2,800	(254)	With fewer Committees this year, this amount has been adjusted down.	Expenses as it relates to the Association Committees and Clubs including but not limited to: Lending Library, Social, Design.
TOTAL COMMITTE EXPENSES		**3,054**	**2,800**	**(254)**		
			MAINTENANCE EXPENSES			
74-7440	BUILDING EXTERIOR	1,900	5,000	3,100	Adjusted for tree removal and new gate door from storm damage and removing debris from catch basins.	Exterior expenses, including but not limited to: fencing, pavers, water features, furniture, exterior light fixtures/bulbs (excludes landscaping).
74-7482	BUILDING EQUIPMENT	4,400	7,800	3,400	Adjust to be more in line with 2025 actuals.	Repairs to equipment on 29th floor, including but not limited to: water boilers, tube heat exchanger, chiller, system pumps, air handler, air compressor.
74-7433	COOLING TOWER	4,000	4,000	-		Chemicals, repairs and preventative maintenance to the Cooling Tower.
74-7455	DOORS	1,500	3,100	1,600	Booster pump room door needed work for the new Booster Pump.	Repairs to Association-owned man doors, including parking garage overhead doors.
74-7414	ELECTRICAL	1,500	100	(1,400)	Adjust to be more in line with 2025 actuals.	Replace outdated thermostats, electrical supplies/parts and professional electrician services.
74-7405	ELEVATOR REPAIRS/OVERTIME	3,000	9,300	6,300	For overtime calls as it relates to elevators out of service.	For overtime calls as it relates to elevators out of service.
74-7431	FIRE EQUIPMENT	5,000	5,000	-		Repairs or replacements to emergency exit signs, extinguishers, emergency lights, sprinkler heads, CO detector, etc. Repairs to the sprinkler system.
74-7452	FUEL	725	725	-		Fuel for Generator ($625); Fuel for Billy Goat ($100).
74-7458	GARBAGE CHUTE	200	200	-		Parts and supplies for Trash Chute repairs.
74-7417	HVAC / FILTERS	3,000	2,500	(500)	Current estimate.	Filters and HVAC repairs
74-7401	IN-UNIT WORK ORDER EXPENSE	3,000	3,000	-		Expenses for supplies to perform in-unit maintenance requests. Off set this expense with Maintenance Income #4110.
74-7402	JANITORIAL SUPPLIES	3,500	3,500	-		Expenses for supplies not provided by cleaning company, including but not limited to: paper products, cleaning chemicals and soap.
74-7434	LIGHT BULBS	1,300	200	(1,100)	Adjust to be more in line with 2025 actuals.	Light bulbs for interior Common/Limited Elements + cost to recycle
74-7424	LIGHTING	1,000	100	(900)	Adjust to be more in line with 2025 actuals.	Light fixture repairs and replacements, as needed, for interior lights
74-7415	LOCKS / KEYS / FOBS / REMOTES	2,000	500	(1,500)	Adjust to be more in line with 2025 actuals.	Cost of unit keys, mail keys, fobs, locks and windshield tags. Off-set this with income #4106. New key making machine
74-7498	MISC REPAIRS & SUPPLIES	900	900	-		Includes parts and supplies that do not have an obvious category.

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74-7421	PAINTING	5,000	1,000	(4,000)	Will likley not get to painting the pool room this year.	Supplies needed for Maintenance to paint Common/Limited Elements. Outsource painting projects.
74-7457	PARKING GARAGE	2,600	2,600	-		Repairs in parking garage (i.e. drains, drum drips, etc.) that are not related to overhead doors, fire prevention, car wash or lighting.
74-7412	PLUMBING	8,500	8,500	-		Expenses for professional plumbing services and plumbing parts for use in Common/Limited Elements (not for in-unit work orders).
74-7330	ROOF	500	3,000	2,500	Adjust to be more in line with 2025 actuals and to perform more inspections.	Roof repairs, as needed.
74-7451	SECURITY & CAMERA	2,800	500	(2,300)	Current estimate.	Add cameras to floors of any new Board Members ($750); Service and repairs to property cameras, fob readers, remote buttons ($2,050).
74-7416	SMALL TOOLS / HARDWARE	700	700	-		Hardware, batteries, tools, and supplies that do not have an obvious category.
74-7423	WINDOWS	500	100	(400)	Current estimate.	Replace windows in Common/Limited Elements that have broken seals; Repairs to screens, as needed.
TOTAL MAINTENANCE EXPENSES		**57,525**	**62,325**	**4,800**		
87-7297	CONTINGENCY	20,000	20,000	-		
TOTAL CONTINGENCY		**20,000**	**20,000**	**-**		
TOTAL OPERATING EXPENSES		**1,478,928**	**1,484,871**	**5,943**		
OPERATING NET INCOME		**819,114**	**801,251**	**(17,863)**		
FIXED CASH OUTLAYS						
90-9000	TRANSFER TO RESERVE FUND	818,800	818,800	-		Transfer $68,233/mo. from operations account to reserve account.
TOTAL FIXED CASH OUTLAYS		**818,800**	**818,800**	**-**		
OPERATING NET INCREASE/LOSS		**314**	**(17,549)**	**(17,863)**		

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Landmark on the Lake
2026 Reserve Re-Forecast

GL Code	Description	Budget	RE-FORECAST BUDGET	RE-FORECAST ADJUSTMENT	RE-FORECAST NOTES
	Reserve Income				
4650	Interest Income	$28,008	$19,200	-$8,808	Only averaging $1,600/month
9050	Transfer from Operations	$818,800	$818,800	$0	
	Total Reserve Income	**$846,808**	**$838,000**	**-$8,808**	
	Reserve Expenses				
	Fixed/Other Reserve Expenses				
9112	Elevator Loan Interest	$14,714	$14,714	$0	
9145	Contingency	$24,431	$24,431	$0	
	Total Fixed Reserve Expenses	**$39,145**	**$39,145**	**$0**	
	2026 Reserve Projects				
9119	Cooling Tower Piping	$75,000	$0	-$75,000	Defer to 2027, as the piping is too heavy to be on the roof through next year when installation is budgeted.
9120	HVAC - Reserve Expenditure	$0	$16,100	$16,100	2024 & 2025 Carryover - for the Fitness Center
9160	Building Structural Improvements	$588,125	$692,976	$104,851	This adjustment is related to three areas: 1) $15,317 - Overbudget for basic services 2) $33,732 - Pool leak detection, balcony post leveling and receiving hall leak 3) $55,802 - Two change orders as yet to be approved.
9169	Façade Inspection	$1,000	$0	-$1,000	Per city, we cannot do the next one until 2029.
9173	Garage Door Controls	$0	$1,816	$1,816	2024 & 2025 Carryover
9180	Pool Mechanical Equipment	$30,000	$0	-$30,000	Defer to 2027 due to staff capacity.
9206	Cold Water Pumps	$0	$114,115	$114,115	2023-2025 Carryover
9215	Building Automation Software	$0	$32,393	$32,393	2024 & 2025 Carryover
9216	Domestic Hot Water Storage Tank	$0	$194,000	$194,000	2026 Failure
9224	Heat Exchanger	$195,000	$30,470	-$164,530	10% Downpayment this year, installation next year.
9225	Garage Exhaust System	$31,050	$0	-$31,050	Defer to 2027 due to staff capacity.
9226	Bluff Clean-up	$15,000	$2,625	-$12,375	This is for the survey only. The work will need to get budgeted in the future.
	Total 2026 Reserve Projects	**$935,175**	**$1,084,495**	**$149,320**	
	Total Reserve Expenses	**$974,320**	**$1,123,640**	**$149,320**	
	Net Reserve	**-$127,512**	**-$285,640**	**-$158,128**	

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