

Gazebo Condominium Owners Association

1/1/2026 - 12/31/2026

2026 Proposed Annual Budget Comparison

	2025	2026	% Variance	Monthly	Per Unit* (54)
Income					
Assessment Income					
5001 - Association Dues	268,920.00	291,600.00	8.43%	24,300.00	450.00
Total Assessment Income	268,920.00	291,600.00	8.43%	24,300.00	450.00
Reserve Income					
5046 - Reserve Fund Charge	-	43,740.00	100.00%	3,645.00	67.50
Total Reserve Income	-	43,740.00	100.00%	3,645.00	67.50
Other Income					
5033 - Special Assessment Income	-	81,000.00	100.00%	6,750.00	125.00
5101 - Interest Income	25.00	8,025.00	32,000.00%	668.75	12.38
Operating	25.00	25.00	0.00%	2.08	.04
Reserve	-	8,000.00	100.00%	666.67	12.35
5124 - Late Fees	150.00	150.00	0.00%	12.50	.23
Total Other Income	175.00	89,175.00	50,857.14%	7,431.25	137.62
Total Income	269,095.00	424,515.00	57.76%	35,376.25	655.12
Expense					
Administrative Expense					
6210 - Accounting	160.00	160.00	0.00%	13.33	.25
6311 - Management Fee	14,939.01	15,342.36	2.70%	1,278.53	23.68
6312 - Office Supplies	1,500.00	1,000.00	-33.33%	83.33	1.54
6341 - Legal Expense	1,000.00	500.00	-50.00%	41.67	.77
6395 - Board Of Governors	750.00	1,900.00	153.33%	158.33	2.93
6941 - Insurance	41,080.00	51,350.00	25.00%	4,279.17	79.24
Total Administrative Expense	59,429.01	70,252.36	18.21%	5,854.36	108.41
Utility Expense					
6409 - Sewer	15,482.00	16,372.00	5.75%	1,364.33	25.27
6411 - Water	15,133.00	13,901.00	-8.14%	1,158.42	21.45
6450 - Electric-Common	11,863.00	6,918.00	-41.68%	576.50	10.68
Total Utility Expense	42,478.00	37,191.00	-12.45%	3,099.25	57.39
Repair and Maintenance Expense					
6526 - Exterminating	200.00	-	-100.00%	-	-
6530 - Fire System Expense	11,000.00	14,000.00	27.27%	1,166.67	21.60
6536 - General Maintenance	14,953.11	10,239.94	-31.52%	853.33	15.80
6546 - Painting Expense	16,000.00	17,421.08	8.88%	1,451.76	26.88
6550 - Siding Repairs	-	13,000.00	100.00%	1,083.33	20.06
6551 - Roof Repairs	1,000.00	1,000.00	0.00%	83.33	1.54
6552 - Roof Maintenance Contract	4,725.00	4,960.00	4.97%	413.33	7.65
6582 - Alarm Service	5,000.00	5,000.00	0.00%	416.67	7.72
Total Repair and Maintenance Expense	52,878.11	65,621.02	24.10%	5,468.42	101.27

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Grounds					
6601 - Refuse Removal	11,153.68	11,711.36	5.00%	975.95	18.07
6615 - Pond Maintenance	6,000.00	4,300.00	-28.33%	358.33	6.64
6616 - Asphalt Repairs	2,000.00	-	-100.00%	-	-
6621 - Tree Maintenance	3,500.00	3,500.00	0.00%	291.67	5.40
6635 - Gutter Repair/Cleaning	2,000.00	2,000.00	0.00%	166.67	3.09
6651 - Shared road expense	1,000.00	1,500.00	50.00%	125.00	2.31
6656 - Snow Removal	27,350.00	28,170.00	3.00%	2,347.50	43.47
6668 - Landscape Contract	20,968.20	23,789.25	13.45%	1,982.44	36.71
Total Grounds	73,971.88	74,970.61	1.35%	6,247.55	115.70
Transfer to Replacement Reserve					
6956 - Transfer to Reserve	40,338.00	43,740.00	8.43%	3,645.00	67.50
Total Transfer to Replacement Reserve	40,338.00	43,740.00	8.43%	3,645.00	67.50
Reserve Expense					
7136 - Common Area	5,600.00	-	-100.00%	-	-
7154 - Roof Replacement	98,235.00	84,690.00	-13.79%	7,057.50	130.69
7219 - Document review program	3,250.00	3,250.00	0.00%	270.83	5.02
7287 - Interest Income	8,000.00	-	-100.00%	-	-
7328 - Fire System Expense	4,250.00	4,250.00	0.00%	354.17	6.56
7342 - Corporate income tax -- paid from reserve	3,000.00	3,000.00	0.00%	250.00	4.63
Total Reserve Expense	122,335.00	95,190.00	-22.19%	7,932.50	146.90
Total Expense	391,430.00	386,964.99	-1.14%	32,247.08	597.17

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*