

Cudahy Connection Condominium Association, Inc.

2026 Annual Budget

	Annual	Per Unit* (76)
Income		
Assessment Income		
5001 - Association Dues	287,280.00	3,780.00
Total Assessment Income	287,280.00	3,780.00
Other Income		
5123 - Cable Income	1,300.00	17.11
Total Other Income	1,300.00	17.11
Total Income	288,580.00	3,797.11
Expense		
Administrative Expense		
6210 - Accounting	215.00	2.83
6212 - Bank Charges	50.00	.66
6223 - Corporate Income Tax	1,125.00	14.80
6226 - Reserve Study	5,950.00	78.29
6311 - Management Fee	24,265.80	319.29
6312 - Office Supplies	900.00	11.84
6315 - Fees/Permits	240.00	3.16
6341 - Legal Counsel Fees	500.00	6.58
6356 - Telephone Lines	2,730.00	35.92
6941 - Insurance	51,327.20	675.36
Total Administrative Expense	87,303.00	1,148.72
Utility Expense		
6414 - Water/Sewer Expense	25,440.00	334.74
6416 - Internet Expense	4,500.00	59.21
6452 - Common Area electric/Gas	18,360.00	241.58
Total Utility Expense	48,300.00	635.53
Repair and Maintenance Expense		
6124 - Fire Alarm Monitoring	6,107.00	80.36
6215 - Common Area Furniture	500.00	6.58
6511 - Carpet Cleaning	1,000.00	13.16
6514 - Common Area Cleaning	4,500.00	59.21
6518 - Dryer Vent Cleaning	4,620.00	60.79
6523 - Elevator Maintenance	5,775.00	75.99
6530 - Fire Protection	5,000.00	65.79
6535 - Garage Door Maintenance	2,000.00	26.32
6536 - Maintenance & Repair	19,580.00	257.63
6537 - General Supply	700.00	9.21
6563 - Garage Cleaning	4,125.00	54.28
6590 - Fitness Center	1,000.00	13.16
Total Repair and Maintenance Expense	54,907.00	722.46

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2026 Annual Budget

	Annual	Per Unit* (76)
Grounds		
6601 - Trash Collection	13,650.00	179.61
6619 - Landscape Maintenance	17,176.00	226.00
6622 - Irrigation System	1,300.00	17.11
6656 - Snow Removal Contract	10,200.00	134.21
6664 - Landscape Improvements	5,250.00	69.08
Total Grounds	47,576.00	626.00
Transfer to Replacement Reserve		
6956 - Transfer to Reserve	50,494.00	664.39
Total Transfer to Replacement Reserve	50,494.00	664.39
Total Expense	288,580.00	3,797.11

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

Cudahy Connection Condominium Association, Inc.

2026 Proposed Annual Budget

	2025	2026	% Variance
Income			
Assessment Income			
5001 - Association Dues	241,680.00	287,280.00	18.87 %
Total Assessment Income	241,680.00	287,280.00	18.87 %
Other Income			
5123 - Cable Income	-	1,300.00	100.00 %
Total Other Income	-	1,300.00	100.00 %
Total Income	241,680.00	288,580.00	19.41 %
Expense			
Administrative Expense			
6210 - Accounting	205.00	215.00	4.88 %
6212 - Bank Charges	-	50.00	100.00 %
6223 - Corporate Income Tax	-	1,125.00	100.00 %
6226 - Reserve Study	425.00	5,950.00	1,300.00 %
6311 - Management Fee	23,400.00	24,265.80	3.70 %
6312 - Office Supplies	200.00	900.00	350.00 %
6315 - Fees/Permits	225.00	240.00	6.67 %
6341 - Legal Counsel Fees	500.00	500.00	.00 %
6356 - Telephone Lines	2,600.00	2,730.00	5.00 %
6941 - Insurance	42,630.00	51,327.20	20.40 %
Total Administrative Expense	70,185.00	87,303.00	24.39 %
Utility Expense			
6414 - Water/Sewer Expense	24,000.00	25,440.00	6.00 %
6416 - Internet Expense	2,600.00	4,500.00	73.08 %
6452 - Common Area electric/Gas	17,000.00	18,360.00	8.00 %
Total Utility Expense	43,600.00	48,300.00	10.78 %
Repair and Maintenance Expense			
6124 - Fire Alarm Monitoring	1,015.00	6,107.00	501.67 %
6215 - Common Area Furniture	500.00	500.00	.00 %
6511 - Carpet Cleaning	2,000.00	1,000.00	(50.00) %
6514 - Common Area Cleaning	4,700.00	4,500.00	(4.26) %
6518 - Dryer Vent Cleaning	1,600.00	4,620.00	188.75 %
6523 - Elevator Maintenance	5,500.00	5,775.00	5.00 %
6530 - Fire Protection	3,400.00	5,000.00	47.06 %
6535 - Garage Door Maintenance	2,000.00	2,000.00	.00 %
6536 - Maintenance & Repair	13,000.00	19,580.00	50.62 %
6537 - General Supply	-	700.00	100.00 %
6563 - Garage Cleaning	2,100.00	4,125.00	96.43 %
6590 - Fitness Center	-	1,000.00	100.00 %
Total Repair and Maintenance Expense	35,815.00	54,907.00	53.31 %

Cudahy Connection Condominium Association, Inc.

2026 Proposed Annual Budget

	2025	2026	% Variance
Grounds			
6601 - Trash Collection	13,000.00	13,650.00	5.00 %
6619 - Landscape Maintenance	14,000.00	17,176.00	22.69 %
6622 - Irrigation System	1,300.00	1,300.00	.00 %
6656 - Snow Removal Contract	9,600.00	10,200.00	6.25 %
6664 - Landscape Improvements	5,000.00	5,250.00	5.00 %
Total Grounds	42,900.00	47,576.00	10.90 %
Transfer to Replacement Reserve			
6956 - Transfer to Reserve	49,180.00	50,494.00	2.67 %
Total Transfer to Replacement Reserve	49,180.00	50,494.00	2.67 %
Total Expense	241,680.00	288,580.00	19.41 %