

2026 Budget Worksheet

Account Number	Account name	2024	2025	2026	Estimate or Actual
	INCOME				
5001	Association Dues	506185	521620	567259	
5059	Write off Bad Debt	0	0	0	E
5101	Interest Income (checking only)	300	500	700	E
5118	NSF Check Fee	0	0	0	E
5124	Late Fees	900	800	800	E
5122	Association Reserve Fund * see line 43 below	165000	178000	176000	E
5149	Board of Governors	13000	15723	20448	A
5204	Locks and Keys	0	0	0	E
5209	Laundry Income	800	800	700	E
5233	Transfer Fee	1600	800	1000	E
5216	Recoverable Legal Fees	100	100	1000	E
5235	Interest on Delinquents	0	100	200	E
5408	Write Off Misc. Charge	0	0	0	E
5910	Credit Card Convenience Fee	200	150	50	E
	TOTAL INCOME	688085	718593	768157	
	EXPENSE				
	ADMINISTRATIVE EXPENSE				
6210	Accounting	250	315	350	E
6212	Bank Charges	70	100	50	E
6222	Legal Expense	5500	4500	5000	E
6311	Management Fee- Contract	36435	38000	39900	A
6313	Credit Card Processing Fee	150	150	50	E
6312	Office Supplies + camera software license	1000	1900	1600	E
6941	Insurance 15% increase	86927	100000	128238	A
6395	Board of Governors	13000	15723	20448	A
6956	Association Qtrly Dues - Transfer to Reserves	165000	178000	176000	E
6651	Depreciation Furn/Equip	4245	4245	4245	A
	TOTAL ADMINISTRATIVE EXPENSE	312577	342933	375881	
	UTILITY EXPENSE				
6401	Natural Gas 5.1% increase from 2025	65000	75000	76000	E
6409	Sewer 9.7% increase from 2025	28000	30775	31000	E
6411	Water 9.5% increase from 2025	17000	19000	20000	E
6450	Electric 4.6% increase from 2025	40000	45250	46000	E
6456	Spectrum TV, Internet, phone 12 x 325	3500	3840	4000	E
	TOTAL UTILITY EXPENSE	153500	173865	177000	
* carpet 2 stairwells \$8500, flat roof \$20000, patios 1 V \$27000, fans \$11000, build up \$109500					

Account number	Account name	2024	2025	2026	Estimate or Actual
	REPAIR AND MAINTENANCE EXPENSE				
6616	Asphalt and Concrete repair, crack fill?	9000	2000	2000	E
6511	Carpet Cleaning	0	1400	700	E
6514	Cleaning - Contract 2% increase	14690	14695	14989	A
6516	Cleaning Sewers (Hieden did May 2019 - \$3634)	0	1500	0	E
6518	Dryer Vent Cleaning maintenance men can do	0	0	0	E
6521	Electrical Repairs including some basement lights	500	1400	1200	E
6523	Elevator - Contract DME & Otis (Otis 9500, DME 1100, Inspection 300)	8886	10373	10900	A
6524	Elevator Repair	1000	1000	2000	E
6584	Building Maintenance - General	5000	10000	11000	E
6526	Pest Control Contract 5% increase	1613	1613	1661	A
6530	Fire Protection Contract no increase	2725	2174	3850	A
6535	Garage Door Repair	500	500	500	E
6626	Pool Maintenance Aquatech \$5040, license \$325, chemicals \$2500	8500	12025	8000	A & E
6546	Painting - Interior/Exterior	0	0	0	E
6548	Plumbing Expense	7000	10000	11000	E
6551	Roof Repairs & Maintenance amount for regular checks	12000	11300	12000	E
6635	Gutter Repair/Cleaning/Supplies/downspouts	0	2000	1800	E
6640	Heating & Cooling - Contract	13095	10000	11756	A
6641	Heating & Cooling - Repairs (includes \$2800 for 20 zone motors)	7500	9000	12000	E
6644	Patio Repairs/Supplies (\$ in reserves)	10000	0	0	E
6645	Atrium Foliage - 2 Contracts maintenance/rental \$315.51 per month plus \$335.16 per month	6460	7150	7604	A
	rugs/mats	0	0	0	E
	TOTAL REPAIRS/MAINTENANCE	108469	108130	112960	
	GROUNDS				
6652	Refuse Removal - Contract	11381	12000	12600	A
6656	Snow - Contract	18812	19752	20246	A
6668	Landscaping - Contract	18450	20515	21540	A
6683	Landscaping - Other(stone retaining walls)	7000	1000	3350	A
6621	Tree Maintenance (apple scab,ash borer and pruning per Tammy)	4500	1500	5300	A
	TOTAL GROUNDS	60143	54767	63036	
	PERSONNEL EXPENSE				
6720	Payroll Fee	8800	5618	6000	E
6742	Maintenance Salary	44096	33280	33280	E
	TOTAL PERSONNEL EXPENSE	52896	38898	39280	
	TOTAL OPERATING EXPENSES	687585	718593	768157	