JUNCTION POINT CONDO ASSOCIATION
2026 OPERATING BUDGET

Account Name	2026 Budget
Operating Income & Expense	
Income	
Storage Unit Income	1,300
Late Fee Income	
NSF Fee	
Repairs Reimbursement	
Association Dues	501,000
Special Assesment Income	84,165
Unit Sale & Move Fee	
Condo Violation Fees	
Insurance Proceeds	
CAM Income	51,566
Total Operating Income	**638,031.48**
Expense	
Fixed Expenses	
Accounting	400
Air Duct/Dyer Vent Cleaning	3,350
Bank Fees	
Common Area Cleaning	27,000
Electricity	25,000
Elevator Upkeep	15,000
Federal Income Tax	500
Fire Alarm & Sprinkler Testing	6,000
Income Tax	*new GLs*
Insurance	91,500
Landscaping Upkeep	8,000
Lawn Care	11,500
Legal Fees/Eviction Expenses	10,000
Management Fees	31,428
Natural Gas	25,000
Other Operating Expenses	1,000
Pest Control	1,400
Pool Upkeep	12,000
Postage	*new GLs*
Reimbursement Expense	-
Snow Removal	15,000
State Income Tax	150
Telephone	2,500
Trash Collection	20,000
Water & Sewer	45,000
Water Softener Rental/Salt	1,100
Work Comp	1,000
Total Fixed Expenses *before* **Reserve Funding**	**353,828**
Reserve Funding	206,200
Total Fixed Expenses	**560,028**
Maintenance Expenses	
Carpet Cleaning	
Deck/Patio Repairs	
Doors Repair	
Drywall/Plaster Repairs	
Electrical Service/Repairs	
Elevator Repair	
Fire and Sprinkler Repairs	
General Maintenance	70,000
Heating & A/C Repairs	
Keys/Locks	
Painting	
Parking Enforcement	
Plumbing Repairs/Service	
Pool Repair	
Preventative Maintenance	8,000
Restoration Repairs	
Roof & Chimney Repairs	
Signs	
Smoke/Carbon Detector/Fire Extinguisher	
Trash Removal	
Water Softner/Hot Water Heater Repair	
Total Maintenance Expenses	**78,000**
Improvements	
Door Replace	
Total Improvements	
Reserve Expenses	
Reserve furnace/boiler/AC	
Reserve Misc	
Reserve Study	
Total Reserve Expenses	
Total Operating Expense	**638,028**
NOI - Net Operating Income	**3.48**

2026 Dues	2026 Special Assessment
$315.25	$635.45
$419.68	$845.86
$466.49	$940.12
$469.19	$946.01
$620.43	$1,250.69
$624.30	$1,258.27