

065230 COURTYARD SQUARE CONDOMINIUM ASSOCIATION INC

Budget Worksheet

For the year beginning 01-01 and ending 12-31

COA	Description	2024 Final	8 Month Total	8 Month Budget	12 Month Projection	2025 Budget	Projected 2026 Budget
4020	ASSESSMENTS - MONTHLY	\$ 423,600.00	\$ 327,600.00	\$ 330,400.00	\$ 491,400.00	\$ 495,600.00	\$ 533,520.00
4037	STORAGE ASSESSMENTS	\$ 325.00	\$ 200.00	\$ 230.00	\$ 300.00	\$ 345.00	\$ -
4060	LATE CHARGES	\$ 1,378.36	\$ 1,360.00	\$ -	\$ 2,040.00	\$ -	\$ -
4080	CLOSING FEES*	\$ -	\$ 1,500.00	\$ -	\$ 2,250.00	\$ -	\$ 2,200.00
4188	PARKING ASSESSMENT	\$ 16,200.00	\$ 10,800.00	\$ 10,800.00	\$ 16,200.00	\$ 16,200.00	\$ 16,200.00
4292	COVENANT VIOLATION FINES	\$ 1,580.00	\$ 600.00	\$ -	\$ 900.00	\$ -	\$ -
4340	INTEREST - RESERVES	\$ 3,160.02	\$ 1,646.00	\$ 2,240.00	\$ 2,469.00	\$ 3,360.00	\$ 2,500.00
4350	INTEREST ALLOC TO RESERVES	\$ (3,160.02)	\$ (1,646.00)	\$ -	\$ (2,469.00)	\$ -	\$ (2,500.00)
4980	TOTAL INCOME	\$ 443,083.36	\$ 342,060.00	\$ 343,670.00	\$ 513,090.00	\$ 515,505.00	\$ 551,920.00
8155	ELEVATOR REPLACEMENT						\$ 158,400.00
8481	PROPERTY INSURANCE	\$ 92,915.84	\$ 76,197.00	\$ 86,667.00	\$ 114,296.00	\$ 130,000.00	\$ 143,000.00
8150	CARPET REPLACEMENT						\$ 108,000.00
8160	VINYL REPLACEMENT						\$ 50,000.00
7920	WATER/SEWER	\$ 46,778.86	\$ 21,185.00	\$ 22,450.00	\$ 31,778.00	\$ 33,675.00	\$ 35,358.75
7910	ELECTRIC	\$ 30,330.77	\$ 22,241.00	\$ 18,400.00	\$ 33,362.00	\$ 27,600.00	\$ 30,636.00
6702	MAINTENANCE HELP	\$ 26,754.58	\$ 19,132.00	\$ 19,413.00	\$ 28,698.00	\$ 29,120.00	\$ 30,000.00
8020	MANAGEMENT FEE	\$ 26,400.00	\$ 18,480.00	\$ 18,480.00	\$ 27,720.00	\$ 27,720.00	\$ 29,106.00
6040	LAWN AND SNOW SERVICE	\$ 20,692.00	\$ 15,686.00	\$ 10,465.00	\$ 23,529.00	\$ 15,698.00	\$ 25,800.00
5280	TRASH REMOVAL	\$ 20,055.54	\$ 15,925.00	\$ 11,661.00	\$ 23,888.00	\$ 17,492.00	\$ 24,000.00
5110	BUILDING CLEANING	\$ 19,507.18	\$ 13,699.00	\$ 11,333.00	\$ 20,549.00	\$ 17,000.00	\$ 21,500.00
7960	GAS-BUILDING	\$ 3,052.36	\$ 3,682.00	\$ 2,274.00	\$ 5,523.00	\$ 3,411.00	\$ 5,523.00
5095	ELEVATOR CONTRACT	\$ 4,914.20	\$ 3,368.00	\$ 2,820.00	\$ 5,052.00	\$ 4,230.00	\$ 5,200.00
5030	SUPPLIES - GENERAL	\$ 1,160.60	\$ 3,671.00	\$ 333.00	\$ 5,507.00	\$ 500.00	\$ 5,000.00
5104	MAT SERVICE	\$ 3,431.61	\$ 2,821.00	\$ 1,963.00	\$ 4,232.00	\$ 2,945.00	\$ 4,500.00
8180	INCOME TAX	\$ 4,383.00	\$ 3,263.00	\$ 2,922.00	\$ 4,895.00	\$ 4,383.00	\$ 4,500.00
5162	GARAGE DOOR MAINTENANCE	\$ 3,347.90	\$ -	\$ 1.00	\$ -	\$ 1.00	\$ 3,500.00
8161	TELEPHONE	\$ 2,416.02	\$ 1,503.00	\$ 1,440.00	\$ 2,255.00	\$ 2,160.00	\$ 3,429.00
5010	BUILDING MAINTENANCE	\$ 15,109.72	\$ 13,017.00	\$ 3,000.00	\$ 19,526.00	\$ 4,500.00	\$ 3,000.00
5090	ELEVATOR MAINTENANCE	\$ 343.00	\$ -	\$ 2,667.00	\$ -	\$ 4,000.00	\$ 2,500.00
5806	FIRE EXTINGUISHERS & MAINTENANCE	\$ 2,015.03	\$ 1,582.00	\$ 1,467.00	\$ 2,373.00	\$ 2,200.00	\$ 2,400.00
8060	COPIES/PRINTING/SUPPLIES	\$ 1,461.17	\$ 1,584.00	\$ 2,001.00	\$ 2,376.00	\$ 3,001.00	\$ 2,400.00
8100	LEGAL EXPENSE	\$ 113.00	\$ -	\$ 1,333.00	\$ -	\$ 2,000.00	\$ 2,000.00
5111	GUTTER CLEANING	\$ 2,248.00	\$ -	\$ 1,000.00	\$ -	\$ 1,500.00	\$ 1,500.00
8490	WORKERS COMPENSATION	\$ (69.33)	\$ 855.00	\$ 800.00	\$ 1,283.00	\$ 1,200.00	\$ 1,300.00
5060	PLUMBING REPAIRS	\$ -	\$ -	\$ 667.00	\$ -	\$ 1,000.00	\$ 1,000.00
5186	EXTERMINATING	\$ 1,924.87	\$ 601.00	\$ 1,302.00	\$ 902.00	\$ 1,953.00	\$ 1,000.00
5804	ALARMS & MONITORING	\$ 919.31	\$ -	\$ 1,152.00	\$ -	\$ 1,728.00	\$ 1,000.00
6240	TREE TRIM & REMOVAL	\$ -	\$ -	\$ 667.00	\$ -	\$ 1,000.00	\$ 1,000.00
8069	TECHNOLOGY FEE	\$ -	\$ 50.00	\$ -	\$ 75.00	\$ -	\$ 600.00
5809	SPRINKLER INSPECTION	\$ 323.00	\$ 323.00	\$ 500.00	\$ 485.00	\$ 750.00	\$ 500.00
8040	POSTAGE	\$ 142.59	\$ 454.00	\$ -	\$ 681.00	\$ -	\$ 500.00
8143	PERMITS/LICENSES	\$ -	\$ -	\$ 317.00	\$ -	\$ 475.00	\$ 500.00
8080	CPA SERVICES	\$ 210.00	\$ 210.00	\$ 147.00	\$ 315.00	\$ 220.00	\$ 220.00
8390	FED/STATE REQUIRED CORP REPORT	\$ 70.00	\$ 80.00	\$ -	\$ 120.00	\$ -	\$ 70.00
8546	FITNESS CENTER EXPENSE	\$ -	\$ -	\$ 133.00	\$ -	\$ 200.00	\$ -
9000	RESTRICTED TRANSFERS TO RESERVES	\$ 132,472.82					\$ -
9170	REPLACEMENT RESERVE	\$ (132,472.82)	\$ 104,562.00	\$ 104,562.00	\$ 156,843.00	\$ 156,843.00	\$ -
9980	TOTAL EXPENSES	\$ 330,950.82	\$ (354,957.00)	\$ (343,670.00)	\$ (532,436.00)	\$ 515,505.00	\$ (708,942.75)
9990	NET GAIN (LOSS)		\$ (12,897.00)	\$ -	\$ (19,346.00)	\$ -	\$ (157,022.75)

Each \$1000 saved could reduce HOA Monthly Fee by This Much
0.712251

To reduce the fee by \$5 Per Month, you'd need to save this much
7020

END OF DECEMBER 2025 ESTIMATED RESERVE

\$ 358,844.25

END OF DECEMBER 2026 ESTIMATED RESERVE

\$ 201,821.50

W/O SAFETY MARG W/MARGIN

AMOUNT TO 6 MONTH CD

\$ 371,604.25 \$ 241,542.76

NOTE

AT LEAST HALF OF CARPET FEE LIKELY TO BE PAID IN 2025, BUT IS UNDER 2026 BUDGET ABOVE