

Accepted Budget for 2026

	<u>2026 Proposed</u>		2025 Actual	2024 Actual
<u>Expense</u>	<u>Monthly</u>	<u>Annually</u>	<u>Annually</u>	<u>Annually</u>
Water & Sewer	\$337.91	\$4,054.97	\$3,526.06	\$2,625.80
Insurance	\$291.22	\$3,494.67	\$3,038.84	\$2,521.60
Snow removal	\$291.67	\$3,500.00	\$4,384.50	\$2,255.00
Manager fee	\$200.00	\$2,400.00	\$2,400.00	\$2,315.00
Transfer to savings	\$100.00	\$1,200.00	\$2,400.00	\$200.00
Cleaning regularly & Carpet	\$160.71	\$1,928.56	\$1,607.13	\$1,520.65
Electricity & Gas	\$140.95	\$1,691.43	\$1,470.81	\$1,591.10
Lawn & garden	\$125.00	\$1,500.00	\$250.00	\$931.92
Hot water heater	\$57.38	\$688.56	\$688.56	\$688.56
Garbage & Recycling	\$45.21	\$542.54	\$471.77	\$405.04
Fire Ext. Service	\$32.93	\$395.17	\$343.63	\$198.25
Supplies & Misc	\$25.00	\$300.00	\$15.86	\$121.48
Total	\$1,807.99	\$21,695.89	\$20,597.16	\$15,374.40
% increase over previous year		2%	34%	

Resulting Monthly Condo Fees:

Unit	Square Feet %	Fee for 2026	Fee for 2025	Fee for 2024	Fee for 2023	Diff (26 - 25)
1	0.120057	\$217.06	\$186.12	\$194.77	\$177.90	\$30.94
2	0.122881	\$222.17	\$190.49	\$199.35	\$182.09	\$31.68
3	0.120057	\$217.06	\$186.12	\$194.77	\$177.90	\$30.94
4	0.122881	\$222.17	\$190.49	\$199.35	\$182.09	\$31.68
5	0.115819	\$209.40	\$179.55	\$187.90	\$171.62	\$29.85
6	0.141243	\$255.37	\$218.96	\$229.14	\$209.30	\$36.41
7	0.257062	\$464.77	\$398.51	\$417.04	\$380.92	\$66.26
Total		\$1,807.99	\$1,550.24	\$1,622.33	\$1,481.82	\$257.75
% inc. over previous year		17%	-4%	9%		
At constant % increase		\$1,807.99	\$1,691.98	\$1,583.42	\$1,481.82	
% inc. over previous year		6.9%	6.9%	6.9%		

This reflects an assumed increase in service rates of 15%, compared to the 20% increase in the core services (water, sewer, gas, electric, garbage, recycling, and insurance) we paid in 2025 over 2024, and a reduction in transfer to savings from \$200/month to just \$100/month, now that we have \$12,425.93 in savings, which is a comfortable 84% of our annual budget.

Since most units have already paid for January at the 2025 rate, please do use the 2025 rate for January and start the 2026 rate in February.