Sterling Condominium Owners Association

Budget - FINAL Approved

Period = Jan 2026 - Dec 2026

		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total 2026 Budget	Total 2025 Budget
	Assessments														
4055-0000	General Assessment	46,170	46,170	46,170	46,170	46,170	46,170	46,170	46,170	46,170	46,170	46,170	46,170	554,040	574,560
	Net Assessments	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**46,170**	**554,040**	**574,560**
	Other Income														
4053-0000	Cable/Internet Sharing	0	0	0	0	0	0	0	0	0	0	0	0	0	480
4219-0000	Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4209-0000	Late Charge/NSF Fees	40	60	40	60	40	60	40	60	40	60	40	60	600	600
4221-0000	Miscellaneous	35	35	35	35	35	35	35	35	35	35	35	15	400	400
4222-0000	Keys/Fobs/Remotes	35	35	35	35	35	35	35	35	35	35	35	35	420	300
4228-0000	Fines	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4230-0000	Moving Income	0	0	500	500	500	1,000	500	500	500	500	500	0	5,000	5,000
	Total Other Income	**110**	**130**	**610**	**630**	**610**	**1,130**	**610**	**630**	**610**	**630**	**610**	**110**	**6,420**	**6,780**
	Total Income	**46,280**	**46,300**	**46,780**	**46,800**	**46,780**	**47,300**	**46,780**	**46,800**	**46,780**	**46,800**	**46,780**	**46,280**	**560,460**	**581,340**
	Operating Expenses														
	Janitorial														
8010-0000	Janitorial Services	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	16,800
8122-0000	Pressure Wash	0	0	0	0	4,500	0	0	0	0	0	0	0	4,500	4,000
8115-0000	Window Washing	0	0	0	0	0	6,300	0	0	0	0	0	0	6,300	5,840
8116-0000	Carpet Cleaning	0	0	260	0	0	260	0	0	260	0	0	260	1,040	1,040
8117-0000	Mat Service	400	400	400	300	200	200	200	200	200	300	350	350	3,500	2,500
	Total Janitorial	**1,800**	**1,800**	**2,060**	**1,700**	**6,100**	**8,160**	**1,600**	**1,600**	**1,860**	**1,700**	**1,750**	**2,010**	**32,140**	**30,180**
	Repair & Maintenance														
8142-0000	HVAC	150	150	150	2,500	150	150	150	2,500	150	150	150	150	6,500	7,500
8171-0000	Trash Removal	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200	12,000
8195-0000	Keys Lock Repair	0	0	100	0	0	100	0	0	100	0	0	100	400	200
8200-0000	Maintenance Labor	1,600	2,400	2,000	1,300	1,800	1,500	1,400	1,900	1,500	1,100	1,600	1,900	20,000	24,300
8221-0000	Elevator R & M	0	4,500	0	0	4,500	0	0	4,500	0	0	4,500	0	18,000	17,344
8222-0000	Landscape Lawn Service	550	0	1,200	550	1,200	550	550	550	1,200	550	0	1,200	8,100	7,314
8227-0000	Exterminating	67	67	67	67	67	67	67	67	67	67	67	87	824	824
8229-0000	Security	0	0	0	0	0	0	4,600	0	0	0	0	0	4,600	4,560
8230-0000	Fire and Life Safety	200	200	2,000	200	200	2,000	200	200	2,000	2,000	200	200	9,600	5,664
8232-0000	Snow Removal	1,426	1,426	1,426	0	0	0	0	0	0	0	1,500	1,500	7,278	7,130
8472-0011	Garage door Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400	3,000
	Maintenance Supplies (NEW)	175	175	175	175	175	175	175	175	175	175	175	175	2,100	1,704
8240-0000	Building General R and M	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	24,000
	Total Repair & Maintenance	**7,518**	**12,268**	**10,468**	**8,142**	**11,442**	**7,892**	**10,492**	**13,242**	**8,542**	**7,392**	**11,542**	**8,662**	**117,602**	**115,540**
	Utilities														
8251-0000	Electricity	6,100	5,400	5,700	4,500	3,400	3,500	3,400	3,400	3,500	3,600	3,700	4,800	51,000	48,600
8253-0000	Water & Sewer	0	8,000	0	0	8,000	0	0	8,000	0	0	8,000	0	32,000	34,200
8254-0000	Gas	1,350	1,650	1,650	1,100	1,000	900	800	800	600	800	900	1,200	12,750	14,850

		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total 2026 Budget	Total 2025 Budget
	Total Utilities	**7,450**	**15,050**	**7,350**	**5,600**	**12,400**	**4,400**	**4,200**	**12,200**	**4,100**	**4,400**	**12,600**	**6,000**	**95,750**	**97,650**
	General & Administrative														
8330-0000	Management Fees	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,970	2,970	2,970	34,866	33,768
8336-0000	Bank Service Charges	0	50	0	0	0	0	0	0	0	0	0	0	50	50
8340-0000	Office Supplies	125	125	125	125	125	125	125	125	125	125	125	125	1,500	2,760
8345-0000	Telephone	75	75	75	75	75	75	75	75	75	75	75	75	900	1,884
8346-0000	Accounting Fees	0	0	400	0	0	0	0	0	0	0	0	0	400	400
8810-0000	Bad Debt	80	80	80	80	80	80	80	80	80	80	80	120	1,000	1,000
8755-0000	Legal Fees	246	220	220	220	220	220	220	220	220	220	220	220	2,666	1,800
	Total Administration	**3,410**	**3,434**	**3,784**	**3,384**	**3,384**	**3,384**	**3,384**	**3,384**	**3,384**	**3,470**	**3,470**	**3,510**	**41,382**	**41,662**
	Other Expense														
8355-0000	Social Events	0	0	0	0	0	0	250	0	0	0	0	254	504	1,000
8420-0000	Special Projects	400	200	200	260	400	400	400	400	400	400	400	400	4,260	2,400
8425-0000	Fitness Center	50	400	50	50	50	50	400	50	50	50	50	50	1,300	1,000
	Total Other Expense	**450**	**600**	**250**	**310**	**450**	**450**	**1,050**	**450**	**450**	**450**	**450**	**704**	**6,064**	**4,400**
	Insurance														
8462-0000	Insurance Premiums	9,868	9,868	9,868	9,868	9,868	9,868	9,868	9,868	9,868	10,250	10,250	10,250	119,562	147,776
	Net Insurance	**9,868**	**9,868**	**9,868**	**9,868**	**9,868**	**9,868**	**9,868**	**9,868**	**9,868**	**10,250**	**10,250**	**10,250**	**119,562**	**147,776**
	Total Operating Expenses	**30,496**	**43,020**	**33,780**	**29,004**	**43,644**	**34,154**	**30,594**	**40,744**	**28,204**	**27,662**	**40,062**	**31,136**	**412,500**	**437,208**
	Net Operating Income/(Loss)	**15,784**	**3,280**	**13,000**	**17,796**	**3,136**	**13,146**	**16,186**	**6,056**	**18,576**	**19,138**	**6,718**	**15,144**	**147,960**	**144,132**
	Non-Operating Expense														
8767-0000	Reserve Fund Contribution	12,330	12,330	12,330	12,330	12,330	12,330	12,330	12,330	12,330	12,330	12,330	12,330	147,960	144,132
8764-0000	Income Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Non-Operating Expense	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**12,330**	**147,960**	**144,132**
	Total Operating Fund Income/(Loss) after contrib to Reserve	**3,454**	**-9,050**	**670**	**5,466**	**-9,194**	**816**	**3,856**	**-6,274**	**6,246**	**6,808**	**-5,612**	**2,814**	**0**	**0**