

065230 COURTYARD SQUARE CONDOMINIUM ASSOCIATION INC

Approved Budget 2026

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

COA	Description	2025 Budget	2026 Budget
4020	ASSESSMENTS - MONTHLY	\$ 495,600.00	\$ 533,520.00
4037	STORAGE ASSESSMENTS	\$ 345.00	\$ -
4060	LATE CHARGES	\$ -	\$ -
4080	CLOSING FEES*	\$ -	\$ -
4188	PARKING ASSESSMENT	\$ 16,200.00	\$ 16,200.00
4292	COVENANT VIOLATION FINES	\$ -	\$ -
4340	INTEREST - RESERVES	\$ 3,360.00	\$ 2,500.00
4350	INTEREST ALLOC TO RESERVES	\$ -	\$ (2,500.00)
4980	TOTAL INCOME	\$ 515,505.00	\$ 549,720.00
	EXPENSES		
5010	BUILDING MAINTENANCE	\$ 4,500.00	\$ 3,000.00
5030	SUPPLIES - GENERAL	\$ 500.00	\$ 5,000.00
5060	PLUMBING REPAIRS	\$ 1,000.00	\$ 1,000.00
5090	ELEVATOR MAINTENANCE	\$ 4,000.00	\$ 2,500.00
5095	ELEVATOR CONTRACT	\$ 4,230.00	\$ 5,200.00
5104	MAT SERVICE	\$ 2,945.00	\$ 4,500.00
5110	BUILDING CLEANING	\$ 17,000.00	\$ 21,500.00
5111	GUTTER CLEANING	\$ 1,500.00	\$ 1,500.00
5162	GARAGE DOOR MAINTENANCE	\$ 1.00	\$ 3,500.00
5186	EXTERMINATING	\$ 1,953.00	\$ 1,000.00
5280	TRASH REMOVAL	\$ 17,492.00	\$ 24,000.00
5804	ALARMS & MONITORING	\$ 1,728.00	\$ 1,000.00
5806	FIRE EXTINGUISHERS & MAINTENANCE	\$ 2,200.00	\$ 2,400.00
5809	SPRINKLER INSPECTION	\$ 750.00	\$ 500.00
6040	LAWN AND SNOW SERVICE	\$ 15,698.00	\$ 25,800.00
6240	TREE TRIM & REMOVAL	\$ 1,000.00	\$ 1,000.00
6702	MAINTENANCE HELP	\$ 29,120.00	\$ 30,000.00
7910	ELECTRIC	\$ 27,600.00	\$ 30,636.00
7920	WATER/SEWER	\$ 33,675.00	\$ 35,358.75
7960	GAS-BUILDING	\$ 3,411.00	\$ 5,523.00
8020	MANAGEMENT FEE	\$ 27,720.00	\$ 29,106.00
8040	POSTAGE	\$ -	\$ 500.00
8060	COPIES/PRINTING/SUPPLIES	\$ 3,001.00	\$ 2,400.00
8069	TECHNOLOGY FEE	\$ -	\$ 600.00
8080	CPA SERVICES	\$ 220.00	\$ 220.00
8100	LEGAL EXPENSE	\$ 2,000.00	\$ 2,000.00
8143	PERMITS/LICENSES	\$ 475.00	\$ 500.00
8161	TELEPHONE AND INTERNET	\$ 2,160.00	\$ 3,429.00
8180	INCOME TAX	\$ 4,383.00	\$ 4,500.00
8390	FED/STATE REQUIRED CORP REPORT FILINGS	\$ -	\$ 70.00
8481	PROPERTY INSURANCE	\$ 130,000.00	\$ 143,000.00
8490	WORKERS COMPENSATION	\$ 1,200.00	\$ 1,300.00
8546	FITNESS CENTER EXPENSE	\$ 200.00	\$ -
9170	REPLACEMENT RESERVE	\$ 156,843.00	\$ 157,177.25
5390	MISC - COMBINED FROM 2025	\$ 17,000.00	
9980	TOTAL EXPENSES	\$ 515,505.00	\$ 549,720.00
9990	NET GAIN (LOSS)	\$ -	\$ -

CAPITAL EXPENSES

8150	CAPITAL IMPROVEMENT - CARPET REPLACEMENT	\$ -	\$ 108,000.00
8155	CAPITAL IMPROVEMENT - ELEVATOR REPLACEMENT	\$ -	\$ 158,400.00
8160	CAPITAL IMPROVEMENT - VINYL REPLACEMENT	\$ -	\$ 50,000.00
	TOTAL CAPITAL IMPROVEMENTS		\$ 316,400.00

END OF DECEMBER 2025 ESTIMATED RESERVE

\$ 358,844.25

END OF DECEMBER 2026 ESTIMATED RESERVE

\$ 201,667.00

NOTE

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