ANNUAL BUDGET				MONTHLY BUDGET					
Description	2024-2025 Budget	2025-2026 Budget	Increase/(Decrease) from 24-25 budget	Total Monthly Budget	A Unit Monthly Breakdown	B Unit Monthly Breakdown	BB Unit Monthly Breakdown	C Unit Monthly Breakdown	D Unit Monthly Breakdown
Income									
ASSESSMENTS - MONTHLY	$ 418,860.96	$ 452,372.02	$ 33,511.06	$ 37,697.67	$ 371.70	$ 282.73	$ 300.07	$ 418.07	$ 441.44
SPECIAL ASSESSMENTS	$ 109,000.00	$ -	$ (109,000.00)	$ -					
LAUNDRY INCOME	$ 12,000.00	$ 12,000.00	$ -	$ 1,000.00					
Total Income	**$ 539,860.96**	**$ 464,372.02**	**$ (75,488.94)**	**$ 38,697.67**					
Expenses									
BUILDING MAINTENANCE	$ 20,000.00	$ 42,000.00	$ 22,000.00	$ 3,500.00	$ 34.51	$ 26.25	$ 27.86	$ 38.82	$ 40.99
BOILER MAINTENANCE	$ 12,000.00	$ 7,000.00	$ (5,000.00)	$ 583.33	$ 5.75	$ 4.38	$ 4.64	$ 6.47	$ 6.83
PLUMBING REPAIRS	$ 5,000.00	$ 6,500.00	$ 1,500.00	$ 541.67	$ 5.34	$ 4.06	$ 4.31	$ 6.01	$ 6.34
ELECTRICAL REPAIRS	$ 1,000.00	$ 1,000.00	$ -	$ 83.33	$ 0.82	$ 0.63	$ 0.66	$ 0.92	$ 0.98
BUILDING CLEANING	$ 12,278.00	$ 15,000.00	$ 2,722.00	$ 1,250.00	$ 12.33	$ 9.38	$ 9.95	$ 13.86	$ 14.64
EXTERMINATING	$ 2,242.00	$ 3,900.00	$ 1,658.00	$ 325.00	$ 3.20	$ 2.44	$ 2.59	$ 3.60	$ 3.81
TRASH REMOVAL	$ 22,504.00	$ 28,000.00	$ 5,496.00	$ 2,333.33	$ 23.01	$ 17.50	$ 18.57	$ 25.88	$ 27.32
INTERCOM SERVICES & REPAIRS	$ 500.00	$ 500.00	$ -	$ 41.67	$ 0.41	$ 0.31	$ 0.33	$ 0.46	$ 0.49
FIRE EXTINGUISHERS & MAINTENANCE	$ 1,100.00	$ 2,000.00	$ 900.00	$ 166.67	$ 1.64	$ 1.25	$ 1.33	$ 1.85	$ 1.95
CONTRACTED LAWN SERVICE	$ 18,790.00	$ 19,102.89	$ 312.89	$ 1,591.91	$ 15.70	$ 11.94	$ 12.67	$ 17.65	$ 18.64
SNOW SERVICES	$ 24,208.00	$ 24,935.00	$ 727.00	$ 2,077.92	$ 20.49	$ 15.58	$ 16.54	$ 23.04	$ 24.33
MAINTENANCE PAYROLL	$ 30,000.00	$ 26,000.00	$ (4,000.00)	$ 2,166.67	$ 21.36	$ 16.25	$ 17.25	$ 24.03	$ 25.37
CONTRACTED POOL SERVICE	$ 5,000.00	$ 2,904.00	$ (2,096.00)	$ 242.00	$ 2.39	$ 1.82	$ 1.93	$ 2.68	$ 2.83
POOL CHEMICALS	$ -	$ 2,500.00	$ 2,500.00	$ 208.33	$ 2.05	$ 1.56	$ 1.66	$ 2.31	$ 2.44
ELECTRIC	$ 21,982.00	$ 22,289.40	$ 307.40	$ 1,857.45	$ 18.31	$ 13.93	$ 14.79	$ 20.60	$ 21.75
WATER	$ 18,124.00	$ 24,008.25	$ 5,884.25	$ 2,000.69	$ 19.73	$ 15.01	$ 15.93	$ 22.19	$ 23.43
SEWER	$ 26,854.00	$ 35,274.75	$ 8,420.75	$ 2,939.56	$ 28.98	$ 22.05	$ 23.40	$ 32.60	$ 34.42
GAS-BUILDING	$ 38,050.00	$ 51,852.23	$ 13,802.23	$ 4,321.02	$ 42.61	$ 32.41	$ 34.40	$ 47.92	$ 50.60
MANAGEMENT FEE	$ 22,800.00	$ 23,700.00	$ 900.00	$ 1,975.00	$ 19.47	$ 14.81	$ 15.72	$ 21.90	$ 23.13
POSTAGE	$ -	$ 250.00	$ 250.00	$ 20.83	$ 0.21	$ 0.16	$ 0.17	$ 0.23	$ 0.24
COPIES/PRINTING/SUPPLIES	$ 1,500.00	$ 2,500.00	$ 1,000.00	$ 208.33	$ 2.05	$ 1.56	$ 1.66	$ 2.31	$ 2.44
TECHNOLOGY FEE	$ -	$ 70.00	$ 70.00	$ 5.83	$ 0.06	$ 0.04	$ 0.05	$ 0.06	$ 0.07
CPA SERVICES	$ 313.00	$ 350.00	$ 37.00	$ 29.17	$ 0.29	$ 0.22	$ 0.23	$ 0.32	$ 0.34
LEGAL EXPENSE	$ 3,000.00	$ 1,000.00	$ (2,000.00)	$ 83.33	$ 0.82	$ 0.63	$ 0.66	$ 0.92	$ 0.98
INCOME TAX	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
MISCELLANEOUS	$ 200.00	$ -	$ (200.00)	$ -	$ -	$ -	$ -	$ -	$ -
BANK CHARGES	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PROPERTY INSURANCE	$ 43,000.00	$ 42,500.00	$ (500.00)	$ 3,541.67	$ 34.92	$ 26.56	$ 28.19	$ 39.28	$ 41.47
REPLACEMENT RESERVE	$ 122,001.96	$ 45,875.50	$ (76,126.46)	$ 3,822.96	$ 37.69	$ 28.67	$ 30.43	$ 42.40	$ 44.77
CAPITAL IMPROVEMENTS	$ 87,414.00	$ 33,360.00	$ (54,054.00)	$ 2,780.00	$ 27.41	$ 20.85	$ 22.13	$ 30.83	$ 32.55
CAPITAL IMPROVEMENTS (Siding Project)	$ 119,335.00	$ 124,845.00	$ 5,510.00	$ 10,403.75					
Previously collected Reserve	$ (119,335.00)	$ (124,845.00)	$ (5,510.00)	$ (10,403.75)					
SPECIAL ASSESSMENT - RESERVE	$ -		$ -	$ -					
Total Expenses	**$ 539,860.96**	**$ 464,372.02**	**$ (75,488.94)**	**$ 38,697.67**					
	$ -	$ -	$ -	$ -					