		ANNUAL BUDGET							MONTHLY BUDGET					
COA	Description	8 Month Total	12 Month Projection	2025-2026 Budget	Over/(Under) Budget	2027 Annual Budget	Increase/(Decrease) from 25-26 budget	Notes	Total Monthly Budget	A Unit Monthly Breakdown	B Unit Monthly Breakdown	BB Unit Monthly Breakdown	C Unit Monthly Breakdown	D Unit Monthly Breakdown
4,000.00								**INCOME**						
4,020.00	ASSESSMENTS - MONTHLY	301,584.00	452,376.00	452,372.00	4.00	465,943.16	13,571.16		38,828.60	382.85	291.21	309.08	430.61	454.68
4,200.00	LAUNDRY INCOME	8,233.00	12,350.00	12,000.00	350.00	12,000.00	-		1,000.00					
4,980.00	**TOTAL INCOME**	**309,817.00**	**464,726.00**	**464,372.00**		**477,943.16**	**13,571.16**		**39,828.60**	**382.85**	**291.21**	**309.08**	**430.61**	**454.68**
4,990.00								**EXPENSES**						
								in previous years we didn't do as good to split out costs, so this budget was						
5,010.00	BUILDING MAINTENANCE	18,602.00	27,903.00	42,000.00	(14,097.00)	35,000.00	(7,000.00)	higer	2,916.67	28.76	21.88	23.22	32.35	34.15
5,051.00	WATER HEATER	76.00	114.00	-	114.00	3,000.00	3,000.00		250.00	2.47	1.88	1.99	2.77	2.93
5,053.00	BOILER MAINTENANCE	12,527.00	18,791.00	7,000.00	11,791.00	20,000.00	13,000.00		1,666.67	16.43	12.50	13.27	18.48	19.52
5,060.00	PLUMBING REPAIRS	2,472.00	3,708.00	6,500.00	(2,792.00)	6,500.00	-		541.67	5.34	4.06	4.31	6.01	6.34
5,080.00	ELECTRICAL REPAIRS	-	-	1,000.00	(1,000.00)	1,000.00	-		83.33	0.82	0.63	0.66	0.92	0.98
5,110.00	BUILDING CLEANING	7,226.00	10,839.00	15,000.00	(4,161.00)	18,100.00	3,100.00	~$1300 per month + $2,500 carpet cleaning plus tax	1,508.33	14.87	11.31	12.01	16.73	17.66
5,186.00	EXTERMINATING	2,789.00	4,184.00	3,900.00	284.00	4,300.00	400.00	$325 per month + $400 buffer	358.33	3.53	2.69	2.85	3.97	4.20
5,280.00	TRASH REMOVAL	14,381.00	21,572.00	28,000.00	(6,428.00)	16,400.00	(11,600.00)	$950 monthly contract + buffer for tax and surcharges that fluctuate	1,366.67	13.48	10.25	10.88	15.16	16.00
5,314.00	INTERCOM SERVICES & REPAIRS	-	-	500.00	(500.00)	500.00	-		41.67	0.41	0.31	0.33	0.46	0.49
5,806.00	FIRE EXTINGUISHERS & MAINTENANCE	2,213.00	3,320.00	2,000.00	1,320.00	3,500.00	1,500.00		291.67	2.88	2.19	2.32	3.23	3.42
6,040.00	CONTRACTED LAWN SERVICE	15,025.00	22,538.00	19,102.00	3,436.00	20,237.35	1,135.35	5 mo's at 2026 season rate $3.247.47 + buffer for new contract	1,686.45	16.63	12.65	13.42	18.70	19.75
6,353.00	SNOW SERVICES	16,623.00	24,935.00	24,935.00	-	25,685.00	750.00	2026-2027 season contract with Bluemels	2,140.42	21.10	16.05	17.04	23.74	25.06
6,702.00	MAINTENANCE PAYROLL	17,154.00	25,731.00	26,000.00	(269.00)	27,000.00	1,000.00	$30 per hour x 16 per week x 52 weeks + buffer	2,250.00	22.19	16.88	17.91	24.95	26.35
7,040.00	CONTRACTED POOL SERVICE	4,186.00	6,279.00	2,904.00	3,375.00	4,109.00	1,205.00	Opening, $105 weekly, closing	342.42	3.38	2.57	2.73	3.80	4.01
7,060.00	CHEMICALS & SUPPLIES	110.00	165.00	2,500.00	(2,335.00)	2,500.00	-	I think some of these ended up under contracted pool service	208.33	2.05	1.56	1.66	2.31	2.44
7,910.00	ELECTRIC	9,366.00	14,049.00	22,289.00	(8,240.00)	15,313.41	(6,975.59)	WE Energies proposing a 9% increase	1,276.12	12.58	9.57	10.16	14.15	14.94
7,920.00	WATER	7,448.00	11,172.00	24,008.00	(12,836.00)	11,730.60	(12,277.40)		977.55	9.64	7.33	7.78	10.84	11.45
7,922.00	SEWER	17,614.00	26,421.00	35,274.00	(8,853.00)	27,742.05	(7,531.95)		2,311.84	22.79	17.34	18.40	25.64	27.07
7,960.00	GAS-BUILDING	36,990.00	55,485.00	51,852.00	3,633.00	60,478.65	8,626.65		5,039.89	49.69	37.80	40.12	55.89	59.02
8,020.00	MANAGEMENT FEE	15,800.00	23,700.00	23,700.00	-	24,885.00	1,185.00	contract price $2,073	2,073.75	20.45	15.55	16.51	23.00	24.28
8,025.00	MANAGEMENT SUPPORT	25.00	38.00	-	38.00	50.00	50.00		4.17	0.04	0.03	0.03	0.05	0.05
8,040.00	POSTAGE	493.00	740.00	250.00	490.00	750.00	500.00		62.50	0.62	0.47	0.50	0.69	0.73
8,060.00	COPIES/PRINTING/SUPPLIES	1,983.00	2,975.00	2,500.00	475.00	2,500.00	-		208.33	2.05	1.56	1.66	2.31	2.44
8,069.00	TECHNOLOGY FEE	200.00	300.00	70.00	230.00	350.00	280.00		29.17	0.29	0.22	0.23	0.32	0.34
8,080.00	CPA SERVICES	-	-	350.00	(350.00)	350.00	-		29.17	0.29	0.22	0.23	0.32	0.34
8,100.00	LEGAL EXPENSE	3,163.00	4,745.00	1,000.00	3,745.00	1,000.00	-	??	83.33	0.82	0.63	0.66	0.92	0.98
8,106.00	LEGAL EXPENSE - COLLECTIONS	2,431.00	3,647.00	-	3,647.00	-	-	passed on to owners who are in collections	-	-	-	-	-	-
8,180.00	INCOME TAX	461.00	692.00	-	692.00	-	-		-	-	-	-	-	-
8,481.00	PROPERTY INSURANCE	28,662.00	42,993.00	42,500.00	493.00	50,000.00	7,500.00	hoping to get renewal info from State Farm	4,166.67	41.08	31.25	33.17	46.21	48.79
9,170.00	REPLACEMENT RESERVE	30,584.00	45,876.00	45,875.00	1.00	53,132.10	7,257.10	11%	4,427.68	43.66	33.21	35.24	49.10	51.85
								garage, chimney, & other brick work ($26k, $6k, $10k), 1 bldg fire protection						
9,575.00	CAPITAL IMPROVEMENTS	-	-	33,360.00	(33,360.00)	41,830.00	8,470.00	$20k (taken from current reserve)	3,485.83	34.37	26.14	27.75	38.66	40.82
9,980.00	**TOTAL EXPENSES**	**268,604.00**	**402,912.00**	**464,369.00**		**477,943.16**			**39,828.60**	**392.71**	**298.71**	**317.04**	**441.70**	**466.39**
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