A			
	Account	Description	12 MTH BUDGET ENDING 7/31/2026
Operating Accounts			
Income Accounts			
INCOME ASSESSMENTS OPERATING-40			
	40-4010-00	Association Assessments	$1,874,150.40
OTHER INCOME - OPERATING-41			
	41-4100-00	Late Fees	$160.00
	41-4109-00	Pet Fees	$5,000.00
	41-4110-00	Repair and Maintenance Chargeback	$1,000.00
	41-4126-00	Processing Fees	$0.00
	41-4135-00	Parking Lot Rent	$38,000.00
	41-4136-00	Garage Rent	$195,000.00
	41-4137-00	Motorcyle Parking	$1,800.00
	41-4138-00	Bike Parking	$4,500.00
	41-4139-00	Guest Parking Charge	$3,000.00
	41-4140-00	Extra Storage Unit Income	$0.00
	41-4145-00	Electric Usage	$600.00
	41-4150-00	Interest Income - Bank - Operating	$1,800.00
	41-4151-00	Laundry Income	$8,500.00
	41-4152-00	Club Room Rental	$2,000.00
	41-4160-00	Staff Services to Owners-Labor & Materials	$6,500.00
	41-4165-00	Staff Services to Owners-Materials - delete	$2,500.00
	41-4170-00	Vending Income	$1,200.00
	41-4199-00	Miscellaneous Income	$1,500.00
New	41-4195	Renovation fees	
Income Accounts Total			$2,147,210.40
Expense Accounts			
OPERATING EXPENSES-72			2026 Orig 12M Budget end 7-31-26
	72-7202-00	Water & Sewer	$ 65,000.00
	72-7203-00	Steam	$ 155,000.00
	72-7205-00	WiFi & Cable Tv/Subscription/Svc	$ 9,000.00
	72-7207-00	Electric	$ 120,000.00
	72-7210-00	401K Expense	$ 11,000.00
	72-7215-00	Employee Benefits	$ 4,500.00
	72-7220-00	Uniforms	$ 1,600.00
	72-7225-00	Health & Dental Insurance	$ 50,000.00
	72-7230-00	Unemployment Taxes	$ 4,700.00
	72-7235-00	Payroll Taxes	$ 46,000.00
	72-7240-00	Empl Wages(incl gm sal decr & security)	$ 630,000.00
	72-7245-00	Employee Bonus Wages	$ 5,000.00
	72-7250-00	Office Contractors	$ -
	72-7255-00	Sec Deposit Refund	$ 150.00
	72-7260-00	Engineering Fees	$ 1,500.00
	72-7265-00	Employee Food & Beverage Perk	$ 12,000.00

YTD 11MONTH: END 6/30/26	7 Mnth Actual 8/2025 to 2/28/2026
$1,717,925.00	$1,093,225.00
$700.00	$425.00
$4,500.00	$4,500.00
$0.00	
$1,350.00	$300.00
$35,275.00	$22,355.00
$191,090.00	$122,360.00
$2,152.50	$1,452.50
$5,325.00	$5,175.00
$4,065.00	$3,145.00
$950.00	$310.00
$1,750.00	$1,030.00
$0.00	$0.00
$12,370.22	$8,170.98
$2,825.00	$1,850.00
$10,166.52	$7,455.00
$0.00	
$76.26	$0.00
$2,369.00	$1,534.00
$0.00	
$1,992,889.50	**$1,273,287.48**

8/1/25 - 6/30/26 Act	7 Mnth Actual 8/2025-2/2026
$ 48,641.14	$ 35,380.02
$ 129,021.95	$ 97,496.51
$ 3,269.12	$ 2,094.52
$ 114,291.89	$ 81,713.94
$ 12,948.93	$ 7,111.17
$ 2,229.74	$ 1,113.08
$ 439.66	$ 245.12
$ 48,839.11	$ 32,674.14
$ 2,868.79	$ 1,948.14
$ 44,523.27	$ 28,880.37
$ 600,891.21	$ 393,905.65
$ 700.00	$ 700.00
$ 2,930.47	$ 2,849.50
$ -	$ -
$ -	$ -
$ 1,458.74	$ 1,119.71

7 Month Budget 8/2026 thru 2/28/2027
$1,169,750.00
$425.00
$4,500.00
$0.00
$1,200.00
$23,800.00
$132,125.00
$1,625.00
$5,000.00
$4,200.00
$1,050.00
$1,000.00
$0.00
$8,500.00
$1,800.00
$8,000.00
$0.00
$500.00
$1,500.00
$1,000.00
$1,365,975.00

2027 - budget 7M thru 2-28-27
$45,000.00
$102,900.00
$3,000.00
$98,200.00
$8,000.00
$1,500.00
$250.00
$38,000.00
$2,000.00
$30,000.00
$367,000.00
$0.00
$15,000.00
$0.00
$2,500.00
$850.00

		Total Operating Exp	$	1,115,450.00
ADMINISTRATIVE EXPENSES-75			**2026 Orig 12M Budget end 7-31-26**	
	75-7500-00	Administrative Expenses	$	3,000.00
	75-7505-00	Bank Charges	$	500.00
	75-7510-00	Office Internet/Website/Monthly Svcs	$	5,000.00
	75-7515-00	Professional Dues/Consult	$	1,000.00
	75-7520-00	Membership Functions	$	1,000.00
	75-7525-00	Fees, Permits & Inspections	$	1,000.00
	75-7530-00	Postage & Mailing Supplies	$	4,400.00
	75-7535-00	LuxerOne	$	-
	75-7540-00	Office Supplies	$	1,500.00
	75-7545-00	Legal	$	1,500.00
	75-7550-00	Employment Related Expense	$	4,000.00
	75-7555-00	Paper, Printing	$	-
	75-7560-00	Accounting and Payroll	$	42,000.00
	75-7565-00	Photocopier Maintenance/Usage	$	1,800.00
	75-7573-00	Late Fee Expense	$	100.00
	75-7575-00	Sales & use Tax	$	18,000.00
	75-7580-00	IT Repair/Replace/Maintain	$	-
	75-7595-00	Social Programming and Entertainment	$	8,000.00
		Total Administrative Exp	$	92,800.00
INSURANCE-76			**2026 Orig 12M Budget end 7-31-26**	
	76-7600-00	Insurance	$	170,000.00
	76-7610-00	Insurance Claim Deductible		
MAINTENANCE EXPENSES-78			**2026 Orig 12M Budget end 7-31-26**	
	78-7805-00	Safety & Security Repair, Replace, Maint		$10,000.00
	78-7810-00	Snow Removal		$1,800.00
	78-7815-00	Refuse Removal		$13,000.00
	78-7820-00	Pool Repair/Maintenance/Inspection		$7,500.00
	78-7827-00	Interior Plantscape		$1,500.00
	78-7830-00	Landscape Service/Gas		$35,000.00
	78-7835-00	Window Cleaning		$13,000.00
	78-7840-00	Plumbing		$17,500.00
	78-7842-00	Paint Supplies		$1,000.00
	78-7844-00	Bulbs and Batteries		$2,500.00
	78-7847-00	Fitness Room Equipment and Repairs		$2,500.00
	78-7848-00	Maintain & Repair Bldg Vehicles and Equip		$2,500.00
	78-7850-00	Hardware for Resale to Owners		$4,500.00
	78-7851-00	Owner/Unit RH expense		$0.00
	78-7852-00	General/Misc Building Hardware & Supplies		$2,500.00
	78-7854-00	Garage Claims & Damages		$5,000.00
	78-7856-00	Garage Repair & Maintenance		$4,000.00
	78-7860-00	Furniture & Assessories		$1,500.00
	78-7862-00	Filter Replacement		$6,500.00
	78-7863-00	Repl Emg Equip: Sm Detec, Exit Lights, etc		$2,500.00
	78-7864-00	Fire Monitor, Repair, Inspection		$10,000.00

$ 1,013,054.02	$ 687,231.87
8/1/25 - 6/30/26 Act	**7 Mnth Actual 8/2025-2/2026**
	$ 374.16
$ 282.00	$ 187.50
$ 8,883.34	$ 5,879.90
$ 4,919.50	$ 4,919.50
$ 533.14	$ 340.00
$ 39.00	$ 39.00
$ 90.67	$ 60.35
$ 323.70	$ 323.70
$ 1,721.58	$ 1,285.92
$ -	$ -
$ 873.76	$ 573.56
$ 49.03	$ -
$ 52,602.92	$ 30,300.71
$ 1,954.87	$ 1,474.74
$ -	$ -
$ 18,201.77	$ 11,714.32
$ 9,392.31	$ 6,750.91
$ 6,507.21	$ 5,941.78
$ 106,374.80	$ 70,166.05
8/1/25 - 6/30/26 Act	**7 Mnth Actual 8/2025-2/2026**
$ 211,652.21	$ 123,521.71
$ 28,950.00	$ 25,000.00
8/1/25 - 6/30/26 Act	**7 Mnth Actual 8/2025-2/2026**
$ 11,440.73	$ 10,084.84
$ 3,604.58	$ 2,757.31
$ 11,013.96	$ 6,699.70
$ 6,974.50	$ 2,077.89
$ 2,625.22	$ 1,654.10
$ 21,476.60	$ 9,797.54
$ 14,606.00	$ 6,196.00
$ 16,736.76	$ 12,578.88
$ 465.20	$ (63.20)
$ 1,273.94	$ 730.93
$ 585.22	$ 527.74
$ 3,871.11	$ 4,006.56
$ 2,646.05	$ 1,163.55
$ 341.49	$ 341.49
$ 1,555.41	$ 1,151.78
$ -	$ -
$ 5,877.26	$ 5,193.46
$ 2,688.65	$ 1,726.52
$ 6,131.48	$ 6,131.48
$ -	$ -
$ 14,222.13	$ 12,169.38

$714,200.00
2027 - budget 7M thru 2-28-27
$750.00
$250.00
$6,000.00
$1,000.00
$500.00
$100.00
$250.00
$1,000.00
$1,500.00
$0.00
$1,000.00
$100.00
$32,000.00
$1,500.00
$0.00
$12,000.00
$7,500.00
$6,500.00
$71,950.00
2027 - budget 7M thru 2-28-27
$130,000.00
$0.00
2027 - budget 7M thru 2-28-27
$10,000.00
$2,500.00
$7,500.00
$2,500.00
$1,750.00
$15,000.00
$8,000.00
$12,000.00
$250.00
$1,200.00
$800.00
$2,500.00
$1,200.00
$0.00
$1,400.00
$0.00
$6,500.00
$2,000.00
$4,000.00
$1,000.00
$10,000.00

	78-7866-00	Exterminating	$1,500.00
	78-7868-00	Electrical Repair/Maintenance/Supplies	$6,500.00
	78-7870-00	Housekeeping Suplies/Carpet Cleaning	$8,500.00
	78-7872-00	Preventative Maintenance Contract	$15,000.00
	78-7876-00	Ext Bldg, Roof, Grounds & Irrigation	$5,000.00
	78-7880-00	Elevator Maint & Interior	$32,000.00
	78-7884-00	HVAC	$45,000.00
	78-7886-00	Doors & Windows	$3,500.00
	78-7890-00	Cleaning/Janitorial	$28,000.00
	78-7895-00	Repairs & Maint	$1,500.00
		Total Maint Expense	$290,800.00
RESERVE TRANSFER			**2026 Orig 12M Budget end 7-31-26**
	90-9000-00	Reserve Contribution	$400,000.00
New			
Expense Accounts Total			**$2,069,050.00**
Operating Accounts Net			**$78,160.40**
Reser			
Incom			
INCOME ASSESSMENT - RESERVE-45			2026 Orig 12M Budget end 7-31-26
	45-4510-00	Reserve Assessments	$400,000.00
	45-4513-00	Special Assessments - 5yr/10yr	$2,150.00
	45-4515-00	Insurance Claim Proceeds	
OTHER INCOME - RESERVE-46			
	46-4650-00	Interest Income - Bank - Reserve	$18,000.00
New			
Income Accounts Total			**$420,150.00**
RESERVE EXPENSES-91			2026 Orig 12M Budget end 7-31-26
	91-9100-00	Insurance Claim Expense	$0.00
	91-9101-00	Reserve Exp Misc	$25,000.00
	91-9105-00	Depreciation Expense	$25,000.00
	91-9109-00	Engineering Cap Expense	$0.00
	91-9110-00	Improvement Loan Interest #1	$36.00
	91-9111-00	Improvement Loan Interest #2	$1,548.00
	91-9140-00	Landscaping/Outdoor Capital	$30,000.00
	91-9146-00	Reserve-Fence	$10,000.00
	91-9151-00	Balcony Railing/Surface Repairs	$50,000.00
	91-9154-00	New Building Control System	$30,000.00
	91-9155-00	Elevator Refurbishing	$25,000.00
	91-9156-00	Windows and Doors	
	91-9160-00	Common Area Floor Lighting Improv	
	91-9162-00	Facade Repair- North Elevation	$50,000.00
	91-9169-00	LG Plumbing/Mech/Pumps Repair/replace	$30,000.00
	91-9175-00	Reserve- Garage	$21,000.00

$ 604.44	$ 431.73
$ 120.63	$ 57.44
$ 10,146.86	$ 6,760.08
$ 15,757.52	$ 7,878.86
$ 2,936.93	$ 841.55
$ 20,229.63	$ 12,527.31
$ 58,434.69	$ 35,668.69
$ 864.91	$ 864.91
$ 25,972.02	$ 14,553.75
$ 6,092.58	$ 5,762.66
$ 269,296.50	$ 170,272.93
8/1/25 - 6/30/26 Act	**7 Mnth Actual 8/2025-2/2026**
$ 355,313.65	$ 221,980.33
$ 1,984,641.18	$ 1,298,172.89
$ 8,248.32	$ (24,885.41)
YTD 6/30/26 Act	7 Mnth Actual 8/2025-2/2026
$355,313.65	$221,980.33
$1,493.35	$1,002.45
$264,837.90	$264,837.90
$20,516.14	$14,366.93
$642,161.04	**$502,187.61**
Act 11M through 6/30/26	7 Mnth Actual 8/2025-2/2026
$246,449.79	$264,837.90
$3,475.00	$3,475.00
$35,791.68	$22,776.52
$9,800.00	$6,300.00
$35.85	$35.85
$1,429.95	$939.85
$73,056.75	$48,028.89
$0.00	
$0.00	
$0.00	
$7,118.01	$7,118.01
$11,380.00	$11,380.00
$2,400.00	
$73,727.50	$73,727.50
$120,901.07	$24,713.53
$29,935.42	$8,620.42

$1,000.00
$4,000.00
$6,500.00
$8,000.00
$3,000.00
$20,000.00
$35,000.00
$2,500.00
$15,000.00
$6,500.00
$191,600.00
2027 - budget 7M thru 2-28-27
$233,333.00
$1,341,083.00
$24,892.00
Budget 7M thru 2/28/27
233333
$768.00
$0.00
$15,000.00
$249,101.00
Budget 7M thru 2/28/27
$0.00
$20,000.00
$22,776.53
$10,000.00
$770.00
$770.00
$0.00
$5,000.00
$0.00
$0.00
$0.00
$20,000.00
$0.00
$0.00
$80,000.00
$3,000.00

	91-9176-00	Replace Garage Sprinkler Heads	$3,000.00
	91-9186-00	Fitness Room Upgrades	$5,000.00
	91-9187-00	Reserve Expense-New Fire Doors	$3,500.00
	91-9188-00	Pool Replaster	$50,000.00
	91-9189-00	Building Trash Compactor Capital Expense	$0.00
	91-9191-00	New Replacement Equipment/Vehicles	$5,000.00
	91-9193-00	Front Stone Work-entry & Surface Lot	$18,000.00
	91-9195-00	Replace Exhaust Fans	$15,000.00
	91-9196-00	Repair Pump Room Flooring	$5,000.00
	91-9197-00	Mailroom Carpet & Flooring	$10,000.00
	91-9198-00	Air Balancing Hallways	$35,000.00
	91-9199	Heat Exchanger	$0.00
New		Large HVAC - Chiller, Cooling Tower, Fan Coils*	$0.00
Reserve Expense Accounts Total			**$447,084.00**
Reserve Accounts Net			**-$26,934.00**

$0.00	
$3,727.00	$3,727.00
$0.00	
$0.00	
$3,776.50	$3,776.50
$0.00	
$0.00	
$0.00	
$0.00	
$16,628.00	$16,628.00
$0.00	
$11,420.92	$11,420.92
$0.00	
$651,053.44	$507,505.89
-$8,892.40	-$5,318.28

$3,000.00	
$0.00	
$0.00	
$0.00	
$0.00	
$0.00	
$0.00	
$3,000.00	
$0.00	
$0.00	
$0.00	
$10,000.00	
300,000	
$478,316.53	
-$229,215.53	

