Douglas Plaza Approved Budget 2026

Account Name	Account Number	2025 Budget = Dues $435	YTD Actual	2026 dues = $515
Income				
Association/Dues Income	411600	$250,560.00	$229,235.00	$296,640.00
Special Assessment	411900	$72,000.00	$70,960.00	$0.00
Transfer fees	441000	$0.00	$5,220.00	$0.00
Late Fee	446000	$0.00	$325.00	$0.00
Fines	446100	$0.00	$100.00	$0.00
Storage Income	448600	$1,500.00	$1,085.00	$1,800.00
Total Operating Income		**$324,060.00**	**$306,925.00**	**$298,440.00**

Expense				
Cleaning-Common Areas	607200	$10,000.00	$9,244.00	$10,000.00
General Maintenance	607300	$9,500.00	$6,971.51	$10,000.00
Lawn Services	607400	$10,000.00	$8,764.18	$9,000.00
Landscape Improvements	607410	$2,500.00	$2,094.75	$3,500.00
Salting/Snow Removal	607700	$9,000.00	$5,330.00	$9,000.00
Tree Maint/Replace	608110	$5,600.00	$3,281.25	$5,000.00
Water Softener-Rent/Salt	608200	$13,700.00	$11,169.57	$13,700.00
Exterminating	608300	$2,000.00	$1,500.00	$2,050.00
Elevator Inspection	608400	$500.00	$0.00	$1,000.00
Elevator Contract	608420	$4,500.00	$3,221.80	$5,000.00
Elevator Repairs	608430	$2,500.00	$2,070.05	$2,500.00
Fire System Inspection	608500	$0.00	$455.49	$1,000.00
Fire System: Exting/Maint.	608530	$1,900.00	$0.00	$2,000.00
Mat Maintenance	608800	$2,500.00	$2,803.47	$3,500.00
Plumbing/Well/Sump Pumps	608910	$6,000.00	$6,361.00	$7,000.00
Well Maintenance	608950	$9,000.00	$6,342.00	$8,000.00
Garage Door Repair/Replacment	60901	$1,960.00	$441.25	$1,500.00
Insurance	609100	$49,500.00	$37,098.00	$45,000.00
Legal	610100	$3,500.00	$3,899.38	$2,000.00
Accounting Services	610200	$500.00	$395.00	$500.00
Office Services/Expenses	610400	$2,000.00	$1,846.41	$2,000.00
Licenses, Fees & Permits	610600	$200.00	$0.00	$200.00
Management Fees	611100	$15,500.00	$13,014.70	$16,000.00
Painting	614100	$8,000.00	$0.00	$0.00
HVAC (Heat, Ventilation, Air)	614400	$3,000.00	$1,540.88	$3,000.00
Gutter Cleaning	614610	$5,000.00	$0.00	$5,000.00
Light Bulbs	614711	$100.00	$0.00	$100.00
Concrete Work	614800			$2,200.00
Tuckpointing	614810	$39,400.00	$0.00	$2,000.00
Electric-Common	617100	$15,000.00	$9,078.81	$13,000.00
Water/Sewer	617300	$20,000.00	$14,730.28	$17,000.00
Refuse Removal	617500	$9,600.00	$7,430.29	$9,600.00
Telephone	617800	$1,600.00	$1,325.16	$1,700.00
Reserve Contribution	619100	$60,000.00	$50,000.00	$85,390.00
Total Operating Expense		**$324,060.00**	**$173,673.10**	**$298,440.00**