MARINER IV CONDOMINIUM HOMES ASSOCIATION
2026 BUDGET

	2025 BUDGET	2026 BUDGET	
INCOME:			
MONTHLY ASSESSMENTS	$ 134,399.00	$ 144,000.00	
TOTAL INCOME:	$ 134,399.00	$ 144,000.00	
EXPENSES:			
GROUNDS MAINT – CONTRACT	$ 14,185.00	$ 15,108.00	a
GROUNDS MAINT – MISC	$ 6,000.00	$ 6,000.00	b
GROUNDS MAINT - TREE MAINTENANCE	$ 2,500.00	$ 2,500.00	c
GROUNDS MAINT-TREE TREATMENT	$ 2,453.00	-	
SNOW PLOWING/REMOVAL/SALT	$ 11,000.00	$ 11,000.00	
BUILDING MAINT - OTHER	$ 5,000.00	$ 5,000.00	d
BUILDING MAINT - DRYER VENT CLEANING	$ 1,647.00	$ 1,800.00	
BUILDING MAINT - PEST CONTROL	$ 550.00	$ 550.00	
AREA LIGHTING	$ 1,500.00	$ 1,650.00	
PROFESSIONAL MANAGEMENT	$ 8,448.00	$ 8,702.00	
INSURANCE	$ 20,795.00	$ 26,000.00	
WATER	$ 6,930.00	$ 6,930.00	
SEWER-SANITARY	$ 15,800.00	$ 15,900.00	
PROFESSIONAL SERVICES	$ 525.00	$ 525.00	
OFFICE SERVICES	$ 500.00	$ 535.00	
MISC	$ 483.00	$ 300.00	
SUBTOTAL:	$ 98,316.00	$ 102,500.00	
TRANSFER TO RESERVES - ROOFS	$ 18,050.00	$ 20,500.00	
TRANSFER TO RESERVES - ASPHALT	$ 9,037.00	$ 10,000.00	
TRANSFER TO RESERVES - SIDING	$ 4,498.00	$ 5,500.00	
TRANSFER TO RESERVES - MISC	$ 4,498.00	$ 5,500.00	
TOTAL RESERVES TRANSFERS	$ 36,083.00	$ 41,500.00	
TOTAL EXPENSES (INCLUDING RESERVES TRANSFERS):	$ 134,399.00	$ 144,000.00	
NET SURPLUS/DEFICIT	$ -	$ -	

a. Lawn cutting, fertilizations, bush trimming
b. Bush removal, new plantings, mulch, power raking, berm maintenance
c. Tree trimming, tree removal, tree treatments
d. Includes gutter cleaning, miscellaneous building maintenance

MARINER IV CONDOMINIUM HOMES ASSOCIATION
2026 BUDGET RATE PER UNIT

	2025 BUDGET	2026 BUDGET	
INCOME:			
MONTHLY ASSESSMENTS	$ 350.00	$ 375.00	
TOTAL INCOME:	$ 350.00	$ 375.00	
EXPENSES:			
GROUNDS MAINT – CONTRACT	$ 36.94	$ 39.34	a
GROUNDS MAINT – MISC	$ 15.63	$ 15.63	b
GROUNDS MAINT - TREE MAINTENANCE	$ 6.51	$ 6.51	c
GROUNDS MAINT-TREE TREATMENT	$ 6.39	-	
SNOW PLOWING/REMOVAL/SALT	$ 28.65	$ 28.65	
BUILDING MAINT - OTHER	$ 13.02	$ 13.02	d
BUILDING MAINT - DRYER VENT CLEANING	$ 4.29	$ 4.69	
BUILDING MAINT - PEST CONTROL	$ 1.43	$ 1.43	
AREA LIGHTING	$ 3.91	$ 4.30	
PROFESSIONAL MANAGEMENT	$ 22.00	$ 22.66	
INSURANCE	$ 54.15	$ 67.71	
WATER	$ 18.05	$ 18.05	
SEWER-SANITARY	$ 41.15	$ 41.41	
PROFESSIONAL SERVICES	$ 1.37	$ 1.37	
OFFICE SERVICES	$ 1.30	$ 1.39	
MISC	$ 1.26	$ 0.78	
SUBTOTAL:	$ 256.03	$ 266.93	
TRANSFER TO RESERVES - ROOFS	$ 47.01	$ 53.39	
TRANSFER TO RESERVES - ASPHALT	$ 23.53	$ 26.04	
TRANSFER TO RESERVES - SIDING	$ 11.71	$ 14.32	
TRANSFER TO RESERVES - MISC	$ 11.71	$ 14.32	
TOTAL RESERVES TRANSFERS	$ 93.97	$ 108.07	
TOTAL EXPENSES (INCLUDING RESERVES TRANSFERS):	$ 350.00	$ 375.00	
NET SURPLUS/DEFICIT	$ -	$ -	

a. Lawn cutting, fertilizations, bush trimming
b. Bush removal, new plantings, mulch, power raking
berm maintenance
c. Tree trimming, tree removal, tree treatments
d. Includes gutter cleaning, miscellaneous building maintenance