Final

Gallery One Hotel
Shared Cost Component
2026 Annual Budget with Reserves
January 1, 2026 - December 31, 2026

INCOME:	**Monthly $**	**2026 Budget Annual $**
Vending/ATM Commissions/ Miscellaneous	-315	-3,780
Sprint PCS Antenna	-4,000	-48,000
Late/Interest Fees	-192	-12,000
Total Income	**-4,507**	**-63,780**
EXPENSES:		
Management, Administrative, & Payroll		
Administrative Payroll & Accounting	57,696	692,351
Maintenance Payroll	27,770	333,245
Janitorial Payroll	25,473	305,672
Service Attendants Payroll	41,034	492,411
Management Fee	9,474	113,687
Supply & Equipment	1,609	19,307
Fees, Permits & Licenses	972	11,660
Insurance	94,487	1,133,849
Total Management, Administrative, & Payroll	**258,515**	**3,102,183**
Operational Expenses & Services:		
General Repairs & Maintenance	5,781	69,367
Elevator Maintenance	1,945	23,344
HVAC & Plumbing Maintenance	5,308	63,694
Pool/Jacuzzi/Health Club Maintenance & Supply	3,335	40,015
Building & Electrical Supply	1,850	22,200
Janitoral Supplies	349	4,192
Landscaping Maintence & Floral Decoration	3,818	45,820
Exterminating/Pest Control	1,748	20,972
Window Cleaning	1,751	21,008
Floor Cleaning	486	5,837
Life Safety / Fire Equipment	4,899	58,789
Consulting Fees	0	0
Cable Services	2,680	32,158
Phone System & Maintenance	516	6,191
High Speed Internet / AT&T	1,713	20,559
Telecom Services	823	9,878
Security Services	23,767	285,207
Computer Equipment Repair & Maintenance	5,415	64,980
Waste/Trash Collection & Removal	6,136	73,637
Parking	26,621	319,453
Total Operational Expenses & Services	**98,941**	**1,187,301**
Utilities		
Fuel	3,867	46,399
Electricity	27,227	326,725
Water & Sewer	40,584	487,006
Total Utilities	**71,678**	**860,131**
Shared Component Fees	-5,315	-63,780
Misc. Contingencies	0	0
Associa Fees	14,066	168,792
Real Estate & Personal Property Tax Allowance	4,931	59,176
	13,682	**164,188**
TOTAL NET EXPENSES	**442,816**	**5,313,802**
RESERVES	**36,804**	**441,645**
TOTAL NET EXPENSES PLUS RESERVES	**479,620**	**5,755,448**
Prior Year Operating Deficit(+) / Surplus(-)	*-15,300*	***-183,595***
Total Budget with Reserves		**5,571,852**