

Corinthian Condominium 2026 Annual Budget Proposal

	2025 Budget	2026 PROPOSED
Ordinary Income/Expense		
Income		
603 · Cable TV assessment	177,000.00	185,850.00
601 · Quarterly Maintenance Insurance	1,311,000.00	1,359,050.00
611 · Interest Income	1,000,000.00	900,000.00
612 · Office Income	3,500.00	3,500.00
615 · Miscellaneous income	8,000.00	6,000.00
Reserves	935,140.00	889,034.00
Total Income		
Gross Profit	3,434,640.00	3,343,434.00
Expense		
820 · Contract Services		
731 · Air-Conditioning Maintenance	14,500.00	14,500.00
760 · Comcast	177,000.00	185,850.00
734 · Elevator	36,000.00	36,000.00
733 · Exterminator	7,300.00	7,300.00
736 · Lawn Service	12,150.00	12,150.00
732 · Trash Removal & Recycling	22,000.00	27,000.00
735 · Water Treatment	4,500.00	4,600.00
Total 820 · Contract Services	273,450.00	287,400.00
870 · Maintenance		
757 · Electrical	3,500.00	3,500.00
758 · Fire Protection	16,000.00	20,000.00
752 · General Maintenance	70,000.00	70,000.00
754 · Grounds	27,000.00	27,000.00
755 · Housekeeping Supplies	5,700.00	5,700.00
756 · Plumbing	10,000.00	10,000.00
753 · Pool & Recreation	9,000.00	9,000.00
759 · Security	5,000.00	7,000.00
Total 870 · Maintenance	146,200.00	152,200.00
912 · Transfer to Reserves		
912.1 · SIRS Reserve	455,160.00	394,655.00
912.2 · Non-SIRS Reserve	479,980.00	494,379.00
Total 912 · Transfer to Reserves	935,140.00	889,034.00

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920 · General & Administration		
802 · Accounting	10,500.00	10,500.00
812 · Bad debt expense	10,000.00	10,000.00
809 · Flood & Damage Claims	3,500.00	3,500.00
804 · General Insurance	1,000,000.00	900,000.00
803 · Legal	12,000.00	9,000.00
801 · Office Supplies & Admin.	14,250.00	14,250.00
805 · Taxes, Fees & Licenses	2,950.00	2,950.00
Total 920 · General & Administration	1,053,200.00	950,200.00
A620 · Personnel		
701 · Administration	125,000.00	128,750.00
708 · Employee Holiday Fund Bonus	23,750.00	23,750.00
702 · Gate & Lobby Attendants	390,000.00	409,000.00
705 · Maintenance & Housekeeping	203,500.00	203,500.00
715 · Employees' Health Insurance 50%	16,000.00	16,000.00
7100 · Payroll Tax Expenses	72,000.00	72,000.00
712 · Uniforms	4,300.00	4,300.00
711 · Workers' Comp. Insurance	23,100.00	23,100.00
Total A620 · Personnel	857,650.00	880,400.00
B720 · Utilities		
723 · Electricity	85,000.00	90,000.00
724 · Natural Gas	11,500.00	11,500.00
722 · Telephone	7,500.00	7,700.00
721 · Water & Sewer	65,000.00	75,000.00
Total B720 · Utilities	169,000.00	184,200.00
Total Expense	3,434,640.00	3,343,434.00
Net Ordinary Income		