Category	2025 Approved Budget	2026 Approved Budget
Revenue		
Maintenance Fees	$192,797	$207,696
Fully Funded Reserve (May be waived)	$7,323	$0
Garage Income	$1,800	$2,700
Laundry Income	$2,600	$3,000
Late Fees & Other Income	$300	$300
Application Fees	$450	$450
Total Revenue	**$205,270**	**$214,146**
Expenses		
Administrative Expenses:		
Accounting & Management Fees	$4,800	$13,200
Fees & Taxes	$975	$1,300
Office Expense & Postage	$2,039	$2,500
Legal	$0	$1,000
Garage Property Taxes	$870	$1,250
Total Administrative Expense	**$8,684**	**$19,250**
Building Maintenance & Repairs Expense		
Cooling Tower Chemical Contract	$2,700	$2,700
Cooling Tower Contract, & Repairs	$6,000	$6,000
Roof Maintenance Contract	$6,450	$2,300
Building Maintenance & Repairs	$4,400	$4,645
Plumbing	$2,080	$1,000
Fire Equipment Hoses/ADT Inspection	$1,000	$1,800
Callbox/Cameras	$0	$1,152
Building Supplies	$1,500	$1,200
Termite Contract	$650	$650
Janitorial Service	$6,000	$6,000
Trash Chute/Dumpster	$0	$1,243
Electrical Repairs	$1,000	$1,000
Alarm Service & Repairs	$1,800	$900
Legal	$60	$0
Laundry	$1,000	$0
Pest Control (Interior)	$1,000	$1,000
Sewage Clean Out & Pump Replacement	$8,600	$6,500
Total Building Maintenance Expense	**$44,240**	**$38,089**
Insurance Package (Actual)	**$79,460**	**$89,147**

Utilities Expense		
Electric	$11,000	$11,700
Water & Sewer	$27,000	$27,000
Sanitation & Recycling	$5,000	$5,000
Telephone	$3,800	$3,800
Total Utilities Expense	**$46,800**	**$47,500**
Elevator Expense		
Elevator Service Contract	$2,800	$2,800
License	$110	$110
Elevator Repairs	$1,500	$750
Total Elevator Expense	**$4,410**	**$3,660**
Grounds		
Lawn Service, Landscaping, Irrigation	$9,000	$11,300
Total Grounds Expense	**$9,000**	**$11,300**
Pool Expense		
Pool Maintenance	$4,700	$4,700
Pool Repairs & Pump Replacement	$653	$500
Total Pool Expense	**$5,353**	**$5,200**
Proposed Fully Funded Reserve	**$7,323**	**$0**
Total Expenses	**$205,270**	**$214,146**
(Minus Fully Funded Reserve)	**$197,947**	**$214,146**
Maintenance Fees	**$192,797**	**$207,696**
Annual Maintenance Fees Per Unit	**$8,033**	**$8,654**
Quarterly Maintenance Fees Per Unit	**$2,008**	**$2,164**
Payment Due per Unit Owner on: Jan 1, Apr 1, July 1, Oct 1		
2026 Quarterly Maintenance Fees with SIRS	**$2,797**	