

KENNEDY HOUSE CONDOMINIUM INC
Approved Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 APPROVED BUDGET MONTHLY	2026 APPROVED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	211,892	2,542,707	219,914	2,638,965
40002-00	Reserve Income	0	0	0	0
40002-01	Reserve Income- SIRS	25,927	311,123	0	0
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	0	0	44	533
40025	Returned Check Fees	0	0	70	840
40026	Shut off Cooling Tower	167	2,000	167	2,000
40030	Screening Fees	300	3,600	300	3,600
40033	Parking Income	200	2,400	200	2,400
40036	MyPark Service Income	4,267	51,200	2,917	35,000
40037	Parking Space Rental	0	0	235	2,820
40050	Laundry/Tokens	4,583	55,000	4,583	55,000
40055	Vending Machine	83	1,000	208	2,500
40056	Discount Security Card	0	0	0	0
40057	Additional Security Card	0	0	0	0
40060	Gate/Key Cards	1,250	15,000	180	2,160
40062	Coffee Machine Sales	167	2,000	42	500
40068	Key Fob Income	100	1,200	0	0
40078	Late Fee Interest	250	3,000	250	3,000
40080	Interest Income	42	500	42	500
40081	Reserve Interest	0	0	43	515
40087-03	Insurance- Claim	8,333	100,000	0	0
40090	Miscellaneous Income	0	0	13	160
40099-00	Recreational Fee	208	2,500	125	1,500
41040	Social Activities In	0	0	0	0

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42000	Estoppel Income	0	0	92	1,100
42098	Damage & Clean Up Reimbursement	0	0	08	100
48095	Pet Fees	200	2,400	42	500
	**TOTAL REVENUE	257,969	3,095,630	229,474	2,753,693
	EXPENSES				
	**ADMINISTRATIVE				
50008	Accounting Fees-CPA	417	5,000	417	5,000
50013	NSF Charges	17	200	0	0
50015	Bank Charges	45	540	45	540
50016	Staff Incentive & Appreciation	167	2,000	48	580
50026	Credit Card Fees	0	0	0	0
50031	Late Payments Fee Expense	17	200	0	0
50035	Dues & Subscriptions	312	3,740	312	3,740
50036	Payroll Services	417	5,000	225	2,700
50037	Engineering Fees	833	10,000	417	5,000
50045-00	Legal Fees	1,667	20,000	417	5,000
50045-04	Legal Fees- - Collections	83	1,000	42	500
50050-00	License,Taxes,Permit	458	5,500	458	5,500
50054	Administrative Collection Fee	0	0	0	0
50059	Community Events	267	3,200	42	500
50062	Application/Processing	0	0	0	0
50075	Office Supplies	500	6,000	292	3,500
50080	Postage	125	1,500	125	1,500
50081	Printing & Copying	250	3,000	250	3,000
50091	Professional Fees	4,167	50,000	417	5,000
50111	Other Administrative Services	0	0	0	0
50123	Vending Machine	125	1,500	125	1,500
50125	Web Page/Internet	0	0	0	0
	**TOTAL ADMINISTRATIVE	9,867	118,380	3,630	43,560

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	**PROPERTY INSURANCE				
52028	General Liability Insurance Expense	3,787	45,446	3,732	44,785
52031	Property & Liability	65,242	782,903	61,908	742,900
52032	Umbrella Insurance	282	3,381	2,748	32,981
52034	Flood Insurance	3,843	46,118	3,843	46,118
52035	Directors & Officers	278	3,340	651	7,807
52036	Fidelity Bond	73	879	651	7,807
52038	Boiler	226	2,708	212	2,543
52042	Cyber Liability Insurance Expense	32	386	32	386
52043	Pool Flood Insurance Expense	299	3,585	290	3,485
52047	Insurance Expense - Interest	2,683	32,201	2,727	32,719
52050	Bold Legal Insurance Expense	366	4,393	306	3,673
52060-00	Insurance Claim	8,333	100,000	0	0
52062-03	Insurance - Other-Appraisal	0	0	71	850
52063	Workers Comp Ins.	691	8,286	0	0
	**TOTAL PROPERTY INSURANCE	86,135	1,033,626	77,171	926,054
	**UTILITIES				
54050-00	Electricity	5,529	66,352	4,052	48,620
54070-00	Water & Sewer	25,740	308,880	34,942	419,306
54070-45	Water & Sewer- - Pool	825	9,900	1,252	15,022
54077-00	Utilities	0	0	0	0
54077-32	Utilities- Internet Service	5,750	69,000	6,900	82,800
54080	Gas/Fuel Oil	2,292	27,500	2,828	33,933
54100-00	Telephone	648	7,775	851	10,212
	**TOTAL UTILITIES	40,784	489,407	50,824	609,893

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	**CONTRACTS				
60013	Cable Television	12,193	146,317	12,220	146,640
60015	Cooling Tower Treatment Service	417	5,000	439	5,268
60018	Bookkeeping Service	2,600	31,200	0	0
60035	Elevator Contract	1,250	15,000	1,200	14,400
60050	Fire Alarm Maintenance	262	3,144	292	3,500
60070	Generator	99	1,183	99	1,183
60072	Fitness Room Services	110	1,320	110	1,320
60083	Internet Svc/Support	500	6,000	500	6,000
60090	Grounds & Landscaping - Contract	833	10,000	900	10,800
61000	Management Services	1,771	21,250	5,213	62,560
61009	MyPark Service Expense	1,755	21,060	1,542	18,509
61010	Pest Control	535	6,420	535	6,420
61020	Pool/Spa Contract	880	10,560	940	11,280
61036	Roof Contract	322	3,861	322	3,861
61059	Trash Compactor	390	4,680	390	4,680
61060	Uniforms Contract	83	1,000	0	0
61061	Uniforms	0	0	83	1,000
	**TOTAL CONTRACTS	24,000	287,995	24,785	297,421
	**SALARIES & BENEFITS				
65000-00	Salaries- - General	40,186	482,228	46,917	563,000
65000-01	Salaries- - Manager	7,083	85,000	0	0
65000-40	Salaries- - Overtime	0	0	0	0
65057	Fringe Benefits (Vacation & Sick Days)	703	8,432	1,717	20,600
65058	Bonuses	483	5,800	483	5,800
65065-00	Payroll Taxes	2,565	30,781	0	0
65065-05	Payroll Taxes- - FUTA	56	672	0	0

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65065-10	Payroll Taxes- - FICA & Medicare	600	7,199	0	0
65065-15	Payroll Taxes- - Unemployment Taxes	36	437	0	0
65070	Payroll Burden	0	0	11,750	141,000
	**TOTAL SALARIES & BENEFITS	51,712	620,549	60,867	730,400
	**REPAIRS/MAINTENANCE				
70005	HVAC Supplies/Repair & Maintenance	3,667	44,000	2,083	25,000
70025	R&M-Building	0	0	0	0
70032	R&M-Common Area	833	10,000	583	7,000
70035	R&M-Deck	583	7,000	0	0
70040	R&M-Elevator	1,250	15,000	833	10,000
70041	Elevator Modernization	0	0	0	0
70045	R&M-Electrical	833	10,000	417	5,000
70051	Fitness Equipment Repair & Maintenance	83	1,000	42	500
70060	R&M-General	1,350	16,200	1,250	15,000
70063	R&M-Generator	267	3,200	267	3,200
70066	Locks & Keys Repair & Maintenance	42	500	42	500
70068	R&M-Lighting	250	3,000	250	3,000
70076	Janitorial Supplies & Maintenance	458	5,500	267	3,200
70078	Office Equipment Repair & Maintenance	167	2,000	83	1,000
70082	R&M Floor Repairs	300	3,600	300	3,600
70084	Fire System Repair & Maintenance	1,583	19,000	1,250	15,000
70086	Park/Parking Lot Repair	83	1,000	42	500
70090	R&M-Plumbing	3,400	40,800	2,667	32,000
70095	Pool Supplies/Repair & Maintenance	2,083	25,000	208	2,500

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70115	R&M-Security	917	11,000	417	5,000
70134	Seasonal Color/Plantings	42	500	0	0
70139	Tree Maintenance	271	3,250	271	3,250
70170	Storm Recovery Repair & Maintenance	500	6,000	250	3,000
70180	Paint Supplies	208	2,500	208	2,500
70191	Other Supplies/Repair & Maintenance	375	4,500	333	4,000
70197	Pool Bathroom Improvements Expense	0	0	0	0
70289-00	Contingency	0	0	42	500
75120-16	Gen'l Bldg Reqmnts--Dog Disposal Suppl	0	0	50	600
	**TOTAL REPAIRS/MAINTENANCE	19,545	234,550	12,154	145,850
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	0	0	0	0
80001	Reserve Interest	0	0	43	515
80004-00	SIRS Reserve Transfer	25,927	311,123	0	0
	**TOTAL RESERVE TRANSFERS	25,927	311,123	43	515
	**TOTAL EXPENSES	257,970	3,095,630	229,474	2,753,693
	Operating Net Income or Loss	-01	0	0	0