ANDORIC APARTMENTS INC - Approved Budget 2026

Income

Owner Assessments	$263,290.20
Reserves	$83,297.31
Land Lease Owner Payments	$16,188.00
Rental Income	$13,860.00
Income Total	**$376,635.51**

Expenses

Adminitrative

Auditor Fees	$3,200.00
Legal Fees	$5,000.00
Licenses, Taxes, Permits	$1,400.00
Land Lease Payments	$16,188.00
Office Supplies	$600.00
It Service/Hosting	$1,800.00
Adminitrative Total	**$28,188.00**

Insurance

Insurance	$94,500.00
Insurance Total	**$94,500.00**

Utilities

Electricity	$13,500.00
Trash Removal	$11,000.00
Water & Sewer	$25,000.00
Gas/Fuel Oil	$4,700.00
Comcast, WIFI, Gate & Elev Phones	$3,500.00
Utilities Total	**$57,700.00**

Contract Services

Accounting/Bookkeeping	$6,000.00
Cooling Tower Chemicals	$2,825.00
Cooling Tower Maintenance Contract	$2,535.00
Elevator Contract	$1,980.00
Fire Alarm System	$1,265.20
Janitorial Services	$19,200.00
Management Services	$12,600.00
Pest Control	$1,545.00
Pool Service Contract	$4,500.00
Contract Services Total	**$52,450.20**

Repairs & Maintenance

APT101 - Expenses	$1,000.00
R&M Electrical	$5,000.00
R&M General	$15,000.00
R&M Cooling Tower	$10,000.00
R&M Fire Systems	$3,000.00
R&M Elevator Repairs	$7,000.00
R&M Sump Pump	$5,000.00
R&M Plumbing	$5,000.00
R&M Pool	$5,000.00
R&M Roof	$3,000.00
R&M Supplies	$1,500.00
Repairs & Maintenance Total	**$60,500.00**

Reserve

Reserve Contrbution	$83,297.31	SIRS ONLY
ReserveTotal	**$83,297.31**	
Total Expense	**$376,635.51**	

Maintenance With Partial	Share	2026 Annual Maintenance	2026 Annual Land Lease	2026 Annual Reserves	Total Annual Amount	Total Quarterly Amount
		$263,290.20	**$16,188.00**	**$83,297.31**		
201	2.638%	$6,945.60	$427.04	$2,197.38	$9,570.02	$2,392.50
202	2.598%	$6,840.28	$420.56	$2,164.06	$9,424.91	$2,356.23
203	2.082%	$5,481.70	$337.03	$1,734.25	$7,552.99	$1,888.25
204	2.082%	$5,481.70	$337.03	$1,734.25	$7,552.99	$1,888.25
205	2.082%	$5,481.70	$337.03	$1,734.25	$7,552.99	$1,888.25
206	2.082%	$5,481.70	$337.03	$1,734.25	$7,552.99	$1,888.25
207	2.598%	$6,840.28	$420.56	$2,164.06	$9,424.91	$2,356.23
208	2.638%	$6,945.60	$427.04	$2,197.38	$9,570.02	$2,392.50
301	2.716%	$7,150.96	$439.67	$2,262.35	$9,852.98	$2,463.25
302	2.677%	$7,048.28	$433.35	$2,229.87	$9,711.50	$2,427.88
303	2.121%	$5,584.39	$343.35	$1,766.74	$7,694.47	$1,923.62
304	2.121%	$5,584.39	$343.35	$1,766.74	$7,694.47	$1,923.62
305	2.121%	$5,584.39	$343.35	$1,766.74	$7,694.47	$1,923.62
306	2.121%	$5,584.39	$343.35	$1,766.74	$7,694.47	$1,923.62
307	2.677%	$7,048.28	$433.35	$2,229.87	$9,711.50	$2,427.88
308	2.716%	$7,150.96	$439.67	$2,262.35	$9,852.98	$2,463.25
401	2.756%	$7,256.28	$446.14	$2,295.67	$9,998.09	$2,499.52
402	2.716%	$7,150.96	$439.67	$2,262.35	$9,852.98	$2,463.25
403	2.161%	$5,689.70	$349.82	$1,800.05	$7,839.58	$1,959.89
404	2.161%	$5,689.70	$349.82	$1,800.05	$7,839.58	$1,959.89
405	2.161%	$5,689.70	$349.82	$1,800.05	$7,839.58	$1,959.89
406	2.161%	$5,689.70	$349.82	$1,800.05	$7,839.58	$1,959.89
407	2.716%	$7,150.96	$439.67	$2,262.35	$9,852.98	$2,463.25
408	2.756%	$7,256.28	$446.14	$2,295.67	$9,998.09	$2,499.52
501	2.795%	$7,358.96	$452.45	$2,328.16	$10,139.58	$2,534.89
502	2.756%	$7,256.28	$446.14	$2,295.67	$9,998.09	$2,499.52
503	2.478%	$6,524.33	$401.14	$2,064.11	$8,989.58	$2,247.39
504	2.478%	$6,524.33	$401.14	$2,064.11	$8,989.58	$2,247.39
505	2.478%	$6,524.33	$401.14	$2,064.11	$8,989.58	$2,247.39
506	2.478%	$6,524.33	$401.14	$2,064.11	$8,989.58	$2,247.39
507	2.756%	$7,256.28	$446.14	$2,295.67	$9,998.09	$2,499.52
508	2.795%	$7,358.96	$452.45	$2,328.16	$10,139.58	$2,534.89
601	2.835%	$7,464.28	$458.93	$2,361.48	$10,284.69	$2,571.17
602	2.795%	$7,358.96	$452.45	$2,328.16	$10,139.58	$2,534.89
603	2.517%	$6,627.01	$407.45	$2,096.59	$9,131.06	$2,282.76
604	2.517%	$6,627.01	$407.45	$2,096.59	$9,131.06	$2,282.76
605	2.517%	$6,627.01	$407.45	$2,096.59	$9,131.06	$2,282.76
606	2.517%	$6,627.01	$407.45	$2,096.59	$9,131.06	$2,282.76
607	2.795%	$7,358.96	$452.45	$2,328.16	$10,139.58	$2,534.89
608	2.835%	$7,464.28	$458.93	$2,361.48	$10,284.69	$2,571.17
				MAINTENANCE WITH FULL RESERVES	**$362,775.51**	
				RENT 101	$13,860.00	

ANDORIC APARTMENTS INC
RESERVE SCHEDULED 2026

GL Code	Component	Beginning Balance (1/1/2026)	2026 Funding	Ending Balance (12/31/2026)
	SIRS	$ 277,541.69	$ 83,297.31	$ 360,839.00
				$ -
				$ -
	TOTALS	**$ 277,541.69**	**$ 83,297.31**	**$ 360,839.00**