

1231 Penn Inc
BUDGET 2026

INCOME	2025	2026
Regular Assesment	\$ 92,444.00	\$ 93,203.62
Reserve Assesment	\$ 8,220.00	\$ 8,220.00
Interest Income		
Surplus		
NSF Fees		
Total Income	\$ 101,423.62	

EXPENSES			2025	2026
General & Administrative		Insurance		
Management Fee	\$ 7,800.00	\$ 9,000.00	Windstorm	\$ 31,193.00 \$ 35,942.55
Accounting Fees	\$ 350.00	\$ 375.00	General Liability	\$ 6,865.00 \$ 6,865.00
License & Permits	\$ 393.00	\$ 350.00	Crime/Fidelity Bond	
Division of Condos Fees		\$ 62.00	D&O	\$ 1,798.00 \$ 2,100.00
Comm Expenses		\$ -	Flood	\$ 7,790.00 \$ 9,000.00
Data Coud and Portal		\$ -	Total Insurance	\$ 47,646.00 \$ 53,907.55
Bank Charges	\$ 343.00	\$ 343.00		
Legal Fees		\$ 2,000.00	Maintenance	
Office Supplies/Postage	\$ 456.00	\$ 456.00	Plumbing/ Irrigation	\$ 1,200.00 \$ 1,000.00
G&A Total	\$ 9,342.00	\$ 12,586.00	Roof	
			General Maintenance + SIRS	\$ 2,500.00
Utilities			Fire and Life Safety	\$ 560.00
Electricity	\$ 410.00	\$ 420.00	Extermination/ Pest Ctrl	\$ 900.00 \$ 900.00
Water and Sewer	\$ 18,960.00	\$ 11,236.47	Lawn and Landscaping	\$ 1,634.00 \$ 1,200.00
Telephone			Janitorial	\$ 1,380.00 \$ 840.00
Trash Removal	\$ 8,132.00	\$ 6,741.60	Maintenance Total	\$ 5,674.00 \$ 6,440.00
Gas	\$ 2,280.00	\$ 1,872.00		
Utilities Total	\$ 29,782.00	\$ 20,270.07	Reserve Expenses	
			Special Assesment Expenses	
			Reserve Assesment Expense	\$ 8,220.00 \$ 8,220.00
			Total Expenses/Reserve	\$ 8,220.00 \$ 8,220.00
			TOTAL EXPENSES	\$ 92,444.00 \$ 93,203.62
			TOTAL EXPENSES + Reserve	\$ 100,664.00 \$ 101,423.62