Ashland A Condominium 2026 34 Units

Proposed Budget for the Period January 1, 2026 to December 31, 2026

GL#s				Approved 2024 Budget	Approved 2025 Budget	2026 Budget
	INCOME					
6310	Maintenance Fees			$ 214,200.00	$ 115,727.40	$ 274,312.96
6330	Special Assessment Income			$ 29,076.00		
6340	Late Fee Income					
6385	Admin Fee Reimbursement					
6390	Interest Income					
6410	Application Fee					
	TOTAL INCOME			**$ 243,276.00**	**$ 115,727.40**	**$ 274,312.96**
	ADMINISTRATIVE EXPENSES					
7010	Management Fee			$ 7,848.00	$ -	$ 10,524.00
	Website				$ 480.00	$ 1,800.00
7020	Accounting Fee			$ 360.00	$ 1,500.00	$ 2,200.00
7160	Legal			$ 3,600.00	$ 11,500.00	$ 10,000.00
7280	Insurance			$ 40,800.00	$ 52,956.00	$ 53,000.00
7320	Office Supplies/postage Copies			$ 912.00	$ 275.00	$ 300.00
7350	License Permit & Fees			$ 360.00	$ 275.00	$ 300.00
7355	Bad Debt			$ 672.00	$ -	$ -
7360	Roof Bank Loan 2582			$ 29,076.00	$ 6,588.00	$ 6,588.00
7390	New Loan 9865			$ 6,000.00	$ 5,100.00	$ 5,100.00
	TOTAL ADMINISTRATIVE EXPENSE			**$ 89,628.00**	**$ 78,674.00**	**$ 89,812.00**
	COMMON AREA EXPENSE					
8920	Fire Alarm System Monitoring			$ 1,680.00	$ 1,680.00	$ 1,680.00
8930	Elevator Emergency Phone Monitoring			$ 780.00	$ -	$ 960.00
9010	Landscape Contract			$ 8,640.00	$ 9,932.40	$ 11,000.00
9015	Janitorial Contract			$ 3,528.00	$ -	$ 2,000.00
9020	Pest Control			$ 4,200.00	$ 3,600.00	$ 4,500.00
9025	Elevator Service Contract			$ 1,500.00	$ 1,500.00	$ 1,500.00
9030	R&M Elevator Rep & Parts			$ 600.00	$ 250.00	$ 1,000.00
9035	Trash Removal			$ 528.00	$ 528.00	$ 528.00
9060	Bldg Repairs & Maintenance			$ 13,680.00	$ 12,544.00	$ 12,000.00
9065	Fire Alarms & Fire Extinguishers			$ 480.00	$ 480.00	$ 480.00
9070	Landscape Improvements			$ 1,440.00	$ 4,264.00	$ 5,000.00
9075	Irrigation Repair & Maintenance			$ 240.00	$ 500.00	$ 1,000.00
9080	Tree Trimming			$ 1,440.00	$ 1,500.00	$ 2,000.00
9089	Misc			$ 2,664.00	$ 275.00	$ 2,000.00
9090	LOD Association Fees			$ 55,080.00		$ 60,000.00
9091	SA Expense					
	TOTAL COMMON AREA EXPENSES			**$ 96,480.00**	**$ 37,053.40**	**$ 105,648.00**
	RESIDENT SERVICES					
9085	Transportation			$ 2,868.00	$ -	$ -
9087	Ambulance			$ 2,544.00	$ -	$ -
	TOTAL RESIDENT SERVICES			**$ 5,412.00**	**$ -**	**$ -**
	UTILITIES					
8910	Electricity			$ 4,944.00	$ -	$ 5,000.00
8940	Cable TV			$ 37,536.00	$ -	$ 38,000.00
	TOTAL UTILITY EXPENSES			**$ 42,480.00**	**$ -**	**$ 43,000.00**
	RESERVE FUNDING					
9905	Reserve Transfer					
	Reserve- Elevator					$ 2,437.96
	Reserve Painting					$ 6,250.00
	Reserve Paving					$ 1,165.00
	Reserve Roof					$ 19,500.00
	General Building					$ 6,500.00
	TOTAL RESERVE FUNDING				**$ -**	**$ 35,852.96**
	TOTAL EXPENSES			**$ 234,000.00**	**$ 115,727.40**	**$ 274,312.96**

Total Operating Expenses **274,312.96**

2025 Reserve Schedule

	Estimated Remaining Useful Life	Estimated Current Replacement Cost		Estimated Balances As of 12/31/2025	Required Funding	Required 2026 Budget
Elevator	23	$ 100,000.00	*	43,927.00	$ 56,073.00	$ 2,437.96
Painting	8	$ 50,000.00		0.00	$ 50,000.00	$ 6,250.00
Paving	2	$ 15,000.00		12,670.00	$ 2,330.00	$ 1,165.00
Roof	14	$ 300,000.00		27,000.00	$ 273,000.00	$ 19,500.00
Building Preservation	3	$ 25,000.00		5,500.00	$ 19,500.00	$ 6,500.00
		$ 490,000.00		**89,097.00**	$ 400,903.00	$ 35,852.96

Maintenance Fees **2026 $ 672**