

NIRVANA CONDOMINIUM NO FOUR ASSOCIATION INC
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL	ANNUAL VARIANCE	ANNUAL PERCENTAGE VARIANCE(%)
	**REVENUE						
40000	Owner Assessments	23,664	283,972	27,267	327,198	43,226	15.22
40002-00	Reserve Income	7,933	95,200	1,941	23,296	-71,904	-75.53
40002-01	Reserve Income-SIRS	0	0	6,309	75,712	75,712	100.00
40004	Special Assess Fees	0	0	0	0	0	0.00
40011	Late Fee Income	83	1,000	83	1,000	0	0.00
40025	Returned Check Fees	0	0	0	0	0	0.00
40030	Screening Fees	167	2,000	208	2,500	500	25.00
40050	Laundry Room Income	345	4,135	417	5,000	865	20.92
40060	Gate/Key Cards	0	0	0	0	0	0.00
40078	Interest on Past Due Balances	83	1,000	0	0	-1,000	-100.00
40081	Reserve Interest	0	0	0	0	0	0.00
40082	Spec Assess Interest	0	0	0	0	0	0.00
40090	Miscellaneous Income	0	0	0	0	0	0.00
41005	Storage Income	200	2,400	300	3,600	1,200	50.00
	**TOTAL REVENUE	32,475	389,707	36,526	438,306	48,599	12.47
	EXPENSES						
	**ADMINISTRATIVE						
50008	Accounting Fees-CPA	167	2,000	333	4,000	2,000	100.00
50012-00	Bad Debts	125	1,500	0	0	-1,500	-100.00
50015	Bank Charges	57	681	0	0	-681	-100.00
50035	Dues & Subscriptions	42	500	42	500	0	0.00
50045-00	Legal Fees	83	1,000	125	1,500	500	50.00

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50048	Annual Condo Fees	20	240	20	240	0	0.00
50050-00	License,Taxes,Permit	155	1,861	158	1,900	39	2.10
50053	Corporate Annual Rep	05	62	05	62	0	0.00
50075	Office Expenses	42	500	42	500	0	0.00
50080	Postage, Printing and Deliveries	0	0	0	0	0	0.00
50081	Copy & Print	125	1,500	125	1,500	0	0.00
50100	Screening Fees	42	500	42	500	0	0.00
	**TOTAL ADMINISTRATIVE	863	10,344	892	10,702	358	3.46
	**PROPERTY INSURANCE						
52030	Multiperil Insurance	9,625	115,500	12,083	145,000	29,500	25.54
52040	Ins Finance Charge	0	0	417	5,000	5,000	100.00
	**TOTAL PROPERTY INSURANCE	9,625	115,500	12,500	150,000	34,500	29.87
	**UTILITIES						
54050-00	Electricity	1,000	12,000	1,083	13,000	1,000	8.33
54070-00	Water & Sewer	1,417	17,000	1,417	17,000	0	0.00
54100-10	Telephone- - Elevator	83	1,000	83	1,000	0	0.00
	**TOTAL UTILITIES	2,500	30,000	2,583	31,000	1,000	3.33
	**CONTRACTS						
60035	Elevator Contract	250	3,000	250	3,000	0	0.00
60050	Fire Alarm Monitoring	55	660	55	660	0	0.00
60075	Janitorial Service	1,746	20,952	1,833	22,000	1,048	5.00
61000	Management Services	346	4,155	275	3,300	-855	-20.58
61010	Pest Control	189	2,267	189	2,267	0	0.00
61055	Trash Removal	2,248	26,976	2,248	26,976	0	0.00

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	**TOTAL CONTRACTS	4,834	58,010	4,850	58,203	193	0.33
	**SALARIES & BENEFITS						
65000-00	Salaries- - General	4,142	49,708	4,331	51,971	2,263	4.55
65040	Group Health Insurance Exp	495	5,945	535	6,422	477	8.02
65058	Bonuses	167	2,000	208	2,500	500	25.00
	**TOTAL SALARIES & BENEFITS	4,804	57,653	5,074	60,893	3,240	5.62
	**REPAIRS/MAINTENANCE						
70025	R&M-Building	458	5,500	667	8,000	2,500	45.45
70040	R&M-Elevator	417	5,000	417	5,000	0	0.00
70045	R&M-Electrical	83	1,000	208	2,500	1,500	150.00
70076	Maintenance Supplies	208	2,500	167	2,000	-500	-20.00
70085	R & M - Fire safety Maint.	667	8,000	708	8,500	500	6.25
70090	R&M-Plumbing	83	1,000	208	2,500	1,500	150.00
	**TOTAL REPAIRS/MAINTENANCE	1,916	23,000	2,375	28,500	5,500	23.91
	**SPECIAL ASSESSMENT						
73000	Special Assess Transfer	0	0	0	0	0	0.00
73001	Spec Assess-Interest	0	0	0	0	0	0.00
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0	0	0.00
	**RESERVE TRANSFERS						

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80000-00	Reserve Transfers	1,866	22,392	1,941	23,296	904	4.04
80001	Reserve Interest	0	0	0	0	0	0.00
80004-00	SIRS Reserve transfer	6,067	72,808	6,309	75,712	2,904	3.99
	**TOTAL RESERVE TRANSFERS	7,933	95,200	8,251	99,008	3,808	4.00
	**TOTAL EXPENSES	32,475	389,707	36,525	438,306	48,599	12.47
	Operating Net Income or Loss	0	0	01	0	0	0.00

NIRVANA CONDOMINIUM NO FOUR ASSOCIATION INC
Schedule Of Proposed Maintenance
January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0004-A		2.041470000	6	12.248820000	\$645.06	\$556.64	\$39.63	\$128.80	\$725.07	\$4350.42
0004-AREV		2.041470000	6	12.248820000	\$645.06	\$556.64	\$39.63	\$128.80	\$725.07	\$4350.42
0004-B		1.242700000	6	7.456200000	\$392.67	\$338.84	\$24.12	\$78.41	\$441.37	\$2648.22
0004-BREV		1.242700000	6	7.456200000	\$392.67	\$338.84	\$24.12	\$78.41	\$441.37	\$2648.22
0004-C		1.686690000	12	20.240280000	\$532.95	\$459.90	\$32.74	\$106.42	\$599.06	\$7188.72
0004-CREV		1.686690000	12	20.240280000	\$532.95	\$459.90	\$32.74	\$106.42	\$599.06	\$7188.72
0004-D		1.675790000	6	10.054740000	\$529.51	\$456.93	\$32.53	\$105.73	\$595.19	\$3571.14
0004-DREV		1.675790000	6	10.054740000	\$529.51	\$456.93	\$32.53	\$105.73	\$595.19	\$3571.14
Total			60	100.000080000						\$35517.00