

PREPARED BY		THE ROOSEVELT CONDOMINIUM ASSOCIATION INC.			
		2026 Approved Operating Budget			
		January 1st, 2026 Through December 31st, 2026			
		37 Units			
REVENUES					
		2025 Approved		2026 Proposed	
GL Code	DESCRIPTION	MONTHLY	ANNUALLY	MONTHLY	ANNUALLY
4000-00	Assessment Income				
4010-00	Regular Assessment Income	25025.75	300309.00	24434.51	293214.09
4030-00	Reserves Assessment Income - Structural	5041.67	60500.00	5041.67	60500.00
4040-00	Reserves Assessment Income - Non-Structural	0.00	0.00	0.00	0.00
	TOTAL ASSESSMENT INCOME	30067.42	360809.00	29476.17	353714.09
4100-00	Other Income				
4110-00	Late Fees Income	50.00	600.00	83.33	1000.00
4120-00	NSF Fees Income	0.00	0.00	0.00	0.00
4130-00	Convenience Fee Income	0.00	0.00	83.33	1000.00
4150-00	Architectural Request Application Fee	0.00	0.00	0.00	0.00
4170-00	Elevator Fee Income	0.00	0.00	0.00	0.00
4180-00	Key / FOB Income	8.33	100.00	25.00	300.00
4210-00	Pet Fee Income	0.00	0.00	0.00	0.00
4160-00	Move-In / Move-Out Fee Income	100.00	1200.00	50.00	600.00
4190-00	Access Control User License Fee Income	0.00	0.00	125.00	1500.00
4240-00	Admin Owner Fee Income	0.00	0.00	0.00	0.00
4230-00	Vending Income	0.00	0.00	0.00	0.00
4250-00	Owner Interest Income	0.00	0.00	0.00	0.00
4300-00	Interest Income	166.67	2000.00	4.17	50.00
4310-00	Interest Income - Reserves	0.00	0.00	296.84	3562.09
4320-00	Legal Fees Income	0.00	0.00	0.00	0.00
4340-00	Miscellaneous Income	0.00	0.00	0.00	0.00
	TOTAL OTHER INCOME	325.00	3900.00	667.67	8012.09
	TOTAL INCOME	30392.42	364709.00	30143.85	361726.18

EXPENSES

EXPENSES					
	Administrative Expenses				
5000-00	General & Administrative	20.83	250.00	83.33	1000.00
5010-00	Legal Fees	0.00	0.00	41.67	500.00
5020-00	Accounting Fees	41.67	500.00	66.67	800.00
5040-00	Audit Fees	0.00	0.00	0.00	0.00
5050-00	Engineering Fees	0.00	0.00	20.83	250.00
5055-00	Consulting Fees	0.00	0.00	0.00	0.00
5060-00	Reserve Study	0.00	0.00	250.00	3000.00
5065-00	Property Inspections / Surveys	0.00	0.00	0.00	0.00
5070-00	License Fees	41.67	500.00	20.83	250.00
5080-00	Certificate Fees	0.00	0.00	20.83	250.00
5090-00	Registration Fees	0.00	0.00	20.83	250.00
5100-00	Permit Fees	0.00	0.00	83.33	1000.00
5110-00	Corporate Annual Fees	8.33	100.00	12.50	150.00
5120-00	Dues / Software Licenses & Subscriptions	0.00	0.00	0.00	0.00
5140-00	Office Supplies	75.00	900.00	0.00	0.00
5160-00	Board Meetings / Events	0.00	0.00	0.00	0.00
5170-00	Marketing & Promotions	0.00	0.00	0.00	0.00
5190-00	Keys / Locks / FOBS	41.67	500.00	8.33	100.00
5200-00	Printing	8.33	100.00	8.33	100.00
5210-00	Postage & Delivery	8.33	100.00	20.83	250.00
5220-00	R&M Supplies	5.66	67.91	416.67	5000.00
5230-00	Painting Supplies	0.00	0.00	208.33	2500.00
5240-00	Janitorial Supplies	0.00	0.00	20.83	250.00
5260-00	Holiday Gifts	0.00	0.00	0.00	0.00
5270-00	Holiday Decorating	0.00	0.00	0.00	0.00
5280-00	Social Activities / Events	0.00	0.00	0.00	0.00
5290-00	Bank Charges	2.63	31.50	8.33	100.00
5300-00	Interest Expense	0.00	0.00	0.00	0.00
5320-00	Loan Interest Expense	0.00	0.00	0.00	0.00
5330-00	Bad Debt Expense	0.00	0.00	0.00	0.00
5340-00	Convenience Fee Expense	0.00	0.00	83.33	1000.00
5350-00	Other Expense	41.67	500.00	83.33	1000.00
5360-00	Miscellaneous Fees	0.00	0.00	83.33	1000.00
	TOTAL ADMINISTRATIVE	274.95	3299.41	1479.17	18750.00
5800-00	Salaries / Independent Contractor Expenses				
5800-01	Salaries - Property Manager	0.00	0.00	0.00	0.00

5800-02	Salaries - Front Desk	0.00	0.00	0.00	0.00
5800-03	Salaries - Maintenance	0.00	0.00	0.00	0.00
5800-04	Salaries - Janitorial	0.00	0.00	0.00	0.00
5810-00	Employee - PTO	0.00	0.00	0.00	0.00
5820-00	Employee - Medical Insurance	0.00	0.00	0.00	0.00
5830-00	Employee - Benefits	0.00	0.00	0.00	0.00
5850-00	Employee Expenses	0.00	0.00	0.00	0.00
5850-01	Employee Expenses - Front Desk	0.00	0.00	0.00	0.00
5880-00	Bonuses	0.00	0.00	0.00	0.00
	TOTAL SALARIES	0.00	0.00	0.00	0.00
6000-00	Contracts				
6100-00	Auditing	0.00	0.00	0.00	0.00
6110-00	Accounting	0.00	0.00	0.00	0.00
6130-00	Property Management Services	1100.00	13200.00	1295.00	15540.00
6140-00	Software / Accounts	0.00	0.00	0.00	0.00
6170-00	Janitorial Services	832.00	9984.00	1365.00	16380.00
6180-00	Grounds Maintenance	41.67	500.00	250.00	3000.00
6190-00	Lanscaping Maintenance	151.67	1820.00	200.00	2400.00
6200-00	Pest Control Services	200.00	2400.00	300.00	3600.00
6210-00	Access Control	0.00	0.00	210.00	2520.00
6220-00	Roof Maintenance	0.00	0.00	83.33	1000.00
6230-00	HVAC Maintenance	0.00	0.00	0.00	0.00
6240-00	Elevator Maintenance	250.00	3000.00	83.33	1000.00
6250-00	Elevator Inspection	0.00	0.00	41.67	500.00
6260-00	Elevator Emergency Monitoring Services	0.00	0.00	43.75	525.00
6270-00	Generator Miantenance	0.00	0.00	0.00	0.00
6280-00	Fire Alarm System Maintenance	0.00	0.00	41.67	500.00
6290-00	Fire Alarm System Monitoring	20.83	250.00	45.00	540.00
6300-00	Fire Alarm System Inspection	0.00	0.00	0.00	0.00
6310-00	Fire Sprinkler System Maintenance	0.00	0.00	41.67	500.00
6320-00	Fire Sprinkler System Inspection	0.00	0.00	41.67	500.00
6330-00	Fire Extinguisher Maintenance / Inspection	46.25	555.00	20.83	250.00
6340-00	Fire Backflow Valve	0.00	0.00	0.00	0.00
6350-00	Domestic Backflow Valve	0.00	0.00	0.00	0.00
6370-00	Irrigation Maintenance	20.83	250.00	20.83	250.00
6380-00	Trash Chute Maintenance	0.00	0.00	41.67	500.00
6390-00	Waste Removal Services	2500.00	30000.00	2125.00	25500.00
	TOTAL CONTRACTS	5163.25	61959.00	6250.42	75005.00

7000-00	Insurances				
7100-00	Insurance Expense	14666.67	176000.00	12005.93	144071.18
	TOTAL INSURANCES	14666.67	176000.00	12005.93	144071.18
8000-00	Repairs & Maintenance				
8100-00	R&M - General	500.00	6000.00	416.67	5000.00
8110-00	R&M - Contingency	125.00	1500.00	41.67	500.00
8120-00	R&M - Roof	0.00	0.00	41.67	500.00
8130-00	R&M - HVAC	0.00	0.00	0.00	0.00
8140-00	R&M - Elevators	0.00	0.00	41.67	500.00
8150-00	R&M - Plumbing	83.33	1000.00	83.33	1000.00
8160-00	R&M - Electrical	0.00	0.00	41.67	500.00
8170-00	R&M - Generator	0.00	0.00	0.00	0.00
8190-00	R&M - Fire Alarms System	166.67	2000.00	41.67	500.00
8200-00	R&M - Fire Sprinkler System	0.00	0.00	20.83	250.00
8210-00	R&M - Fire Backflow	0.00	0.00	0.00	0.00
8220-00	R&M - Domestic Backflow	0.00	0.00	0.00	0.00
8230-00	R&M - Security Equipment	41.67	500.00	20.83	250.00
8240-00	R&M - Irrigation	41.67	500.00	20.83	250.00
8250-00	R&M - Storm Drains & Wells	0.00	0.00	0.00	0.00
8260-00	R&M - Signage	20.83	250.00	8.33	100.00
8270-00	R&M - Gates	41.67	500.00	0.00	0.00
8280-00	R&M - Tree Trimming / Replacement	208.33	2500.00	208.33	2500.00
8290-00	R&M - Landscape Extras	83.33	1000.00	83.33	1000.00
8300-00	R&M - Window Cleaning	0.00	0.00	0.00	0.00
8320-00	R&M - Furniture & Fixtures	0.00	0.00	0.00	0.00
8330-00	R&M - Doors & Windows	0.00	0.00	0.00	0.00
8340-00	R&M - Drywall & Moldings	0.00	0.00	83.33	1000.00
8350-00	R&M - Painting	0.00	0.00	83.33	1000.00
8360-00	R&M - Waterproofing & Caulking	0.00	0.00	25.00	300.00
8370-00	R&M - Trash Chute	0.00	0.00	41.67	500.00
8380-00	R&M - Technical Support	0.00	0.00	41.67	500.00
8390-00	R&M - Remediation	250.00	3000.00	250.00	3000.00
	TOTAL REPAIRS & MAINTENANCE	1062.50	12750.00	1179.17	19150.00
5900-00	Utilities				
5910-00	Electricity	200.00	2400.00	187.50	2250.00
5920-00	Water & Sewage	3500.00	42000.00	3500.00	42000.00

5930-00	Gas	0.00	0.00	0.00	0.00
5940-00	Telephone	116.67	1400.00	0.00	0.00
5950-00	Internet / Cable	0.00	0.00	0.00	0.00
	TOTAL UTILITIES	3816.67	45800.00	3687.50	44250.00
9100-00	TOTAL RESERVES				
3300-00	Reserves Transfer	5041.67	60500.00	5041.67	60500.00
3350-00	Reserves Transfer - Non-Structural	0.00	0.00	0.00	0.00
	TOTAL RESERVE EXPENSE	5041.67	60500.00	5041.67	60500.00
	TOTAL EXPENSES	24984.03	299808.41	24602.18	301226.18
	2025 Approved Budget VS 2026 Proposed Budget Expenses				1417.77
	2026 Budget - With Reserves			29476.17	353714.09