

CHANTILLY CONDOMINIUM
APPROVED BUDGET 2026

	2025		2025		2026		2026
	APPROVED		APPROVED		PROPOSED		PROPOSED
	BUDGET		BUDGET		BUDGET		BUDGET
	MONTHLY		ANNUALLY		MONTHLY		ANNUALLY
INCOME							
MAINTENANCE ASSESSMENTS INCOME	\$ 94,099.00		\$ 1,129,188.00		\$ 92,204.70		\$ 1,106,456.36
RESERVE INCOME LATE FEE INCOME	\$ 3,591.83		\$ 43,102.00		\$ 13,175.00		\$ 158,100.00
WATER VALVE SHUT OFF FEE BARBECUE	\$ -		\$ -		\$ -		\$ -
GAS TANKS PET FEES PARKING SPACE	\$ -		\$ -		\$ 41.67		\$ 500.00
EXTRA MEDECO KEYS	\$ -		\$ -		\$ 4.17		\$ 50.00
	\$ -		\$ -		\$ 33.33		\$ 400.00
	\$ -		\$ -		\$ 333.33		\$ 4,000.00
	\$ -		\$ -		\$ 4.17		\$ 50.00
TOTAL INCOME	\$ 97,690.83		\$ 1,172,290.00		\$ 105,796.36		\$ 1,269,556.36

EXPENSES							
AUDIT FEE	\$ 237.50		\$ 2,850.00		\$ 237.50		\$ 2,850.00
ENGINEERING/RESERVE STUDY	\$ -		\$ -		\$ -		\$ -
LOAN PAYMENT	\$ 19,432.00		\$ 233,184.00		\$ 19,432.00		\$ 233,184.00
BAD DEBT ALLOWANCE	\$ 83.33		\$ 1,000.00		\$ 83.33		\$ 1,000.00
BANK CHARGES	\$ 8.33		\$ 100.00		\$ 8.33		\$ 100.00
LEGAL FEES	\$ 3,333.33		\$ 40,000.00		\$ 1,666.67		\$ 20,000.00
LICENSES, TAXES, PERMITS	\$ 208.33		\$ 2,500.00		\$ 291.67		\$ 3,500.00
OFFICE SUPPLIES	\$ 41.67		\$ 500.00		\$ 62.50		\$ 750.00
PRINTING & POSTAGE	\$ 41.67		\$ 500.00		\$ 41.67		\$ 500.00
MISCELLANEOUS	\$ 41.67		\$ 500.00		\$ 41.67		\$ 500.00
	\$ 23,427.83		\$ 281,134.00		\$ 21,865.33		\$ 262,384.00
ELECTRICITY	\$ 5,666.67		\$ 68,000.00		\$ 5,666.67		\$ 68,000.00
WATER AND SEWER	\$ 10,083.33		\$ 121,000.00		\$ 10,583.33		\$ 127,000.00
GAS/FUEL OIL	\$ 1,333.33		\$ 16,000.00		\$ 1,416.67		\$ 17,000.00
TELEPHONE AND INTERNET	\$ 250.00		\$ 3,000.00		\$ 250.00		\$ 3,000.00
	\$ 17,333.33		\$ 208,000.00		\$ 17,916.67		\$ 215,000.00
R&M GENERAL	\$ 2,779.17		\$ 33,350.00		\$ 4,583.33		\$ 55,000.00
R&M AIR CONDITIONING	\$ 250.00		\$ 3,000.00		\$ 250.00		\$ 3,000.00
R&M ELECTRICAL	\$ 166.67		\$ 2,000.00		\$ 166.67		\$ 2,000.00
R&M DRYER VENTS	\$ 416.67		\$ 5,000.00		\$ 83.33		\$ 1,000.00
R&M GENERATOR	\$ 83.33		\$ 1,000.00		\$ 83.33		\$ 1,000.00
R&M SPRINKLER	\$ 250.00		\$ 3,000.00		\$ 250.00		\$ 3,000.00
R&M ELEVATOR	\$ 416.67		\$ 5,000.00		\$ 416.67		\$ 5,000.00
R&M TREE TRIMM/REPLACEMENT	\$ 250.00		\$ 3,000.00		\$ 166.67		\$ 2,000.00

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	2025		2025		2026		2026
	APPROVED		APPROVED		PROPOSED		PROPOSED
	BUDGET		BUDGET		BUDGET		BUDGET
	MONTHLY		ANNUALLY		MONTHLY		ANNUALLY
R&M GOLF CART	\$ 41.67		\$ 500.00		\$ 41.67		\$ 500.00
R&M PLUMBING	\$ 625.00		\$ 7,500.00		\$ 333.33		\$ 4,000.00
R&M ROOF	\$ 625.00		\$ 7,500.00		\$ 416.67		\$ 5,000.00
LANDSCAPING EXTRA	\$ 416.67		\$ 5,000.00		\$ 416.67		\$ 5,000.00
GYM EQUIPMENT	\$ 333.33		\$ 4,000.00		\$ -		\$ -
R&M POOL	\$ 166.67		\$ 2,000.00		\$ 166.67		\$ 2,000.00
ART DECO BUILDING UPGRADE	\$ 666.67		\$ 8,000.00		\$ -		\$ -
PARTY ROOM UPGRADE	\$ 2,500.00		\$ 30,000.00		\$ -		\$ -
PAINT HALLWAYS	\$ 416.67		\$ 5,000.00		\$ 416.67		\$ 5,000.00
	\$ -		\$ -		\$ -		\$ -
	\$ 10,404.17		\$ 124,850.00		\$ 7,791.67		\$ 93,500.00
ACCOUNTING SERVICES	\$ 850.00		\$ 10,200.00		\$ 850.00		\$ 10,200.00
ELEVATOR CONTRACT	\$ 340.00		\$ 4,080.00		\$ 340.00		\$ 4,080.00
LIFE SAFETY EQUIPMENT	\$ 333.33		\$ 4,000.00		\$ 472.00		\$ 5,664.00
LAWN MAINTENANCE CONTRACT	\$ 1,170.00		\$ 14,040.00		\$ 1,100.00		\$ 13,200.00
MANAGEMENT SERVICES	\$ 2,250.00		\$ 27,000.00		\$ 2,387.03		\$ 28,644.36
PEST CONTROL	\$ 422.00		\$ 5,064.00		\$ 422.00		\$ 5,064.00
POOL SERVICE CONTRACT	\$ 460.00		\$ 5,520.00		\$ 460.00		\$ 5,520.00
TRASH REMOVAL	\$ 1,275.00		\$ 15,300.00		\$ 1,433.33		\$ 17,200.00
	\$ 7,100.33		\$ 85,204.00		\$ 7,464.36		\$ 89,572.36
INSURANCE	\$ 16,250.00		\$ 195,000.00		\$ 16,250.00		\$ 195,000.00
PAYROLL	\$ 19,583.33		\$ 235,000.00		\$ 21,333.33		\$ 256,000.00
RESERVES	\$ 3,591.83		\$ 43,102.00		\$ 13,175.00		\$ 158,100.00
TOTAL EXPENSES	\$ 97,690.83		\$ 1,172,290.00		\$ 105,796.36		\$ 1,269,556.36

Addendum

PARTY ROOM

Kitchen	Refrigerator	\$	2,100.00
	Oven Top	\$	800.00
	Microwave	\$	250.00
	Cofe Maker	\$	250.00
	Faucets	\$	200.00
	Sink	\$	300.00
	Plumbing Parts	\$	100.00
	Stone Labor	\$	1,000.00
	Kitchen Labor	\$	4,000.00
TOTAL		\$	9,000.00

Art Deco	Table	\$	1,000.00
	Plants x 2	\$	400.00
	Vases x 2	\$	600.00
	Foldable Tables	\$	500.00
	Wood Stands	\$	1,200.00
	Paintings	\$	600.00
	TOTAL	\$	4,300.00

LOBBYS

1st Floor	Lamp Center	\$	2,000.00	\$
	Plants x 4	800.00	\$	
	New Floors	17,500.00	\$	
	Materials Floors	1,500.00	\$	
	TOTAL	21,800.00		

2nd to 7th Floor	Plants x 6	\$	1,200.00	\$
	Vases x 6	1,400.00	\$	
	Wall Flattening	6,000.00	\$	
	New Baseboards	3,300.00	\$	
	New Ceiling	3,000.00	\$	
TOTAL		14,900.00		

GRAND TOTAL \$ 50,000.00

**CHANTILLY CONDOMINIUM ASSOCIATION
MAINTENANCE FEE 2026**

Maintenance Fee with Full Reserve

<u>Unit Type</u>	<u>Percent of Ownership</u>	<u>Number of Units</u>	<u>2026 Total Monthly Per Unit Type</u>	<u>2026 Total Monthly Per Unit with Reserve</u>	<u>2026 Total Annually Per Unit with Reserve</u>	<u>2025 Current Per Unit</u>	<u>Increase</u>
A	12.8398%	20	13,530.54	676.53	8,118.33	627.17	49.36
B	39.9713%	56	42,121.63	752.17	9,026.06	697.29	54.88
C	11.8358%	14	12,472.53	890.90	1 0,690.74	825.89	65.01
D	11.1331%	14	11,732.03	838.00	1 0,056.02	776.86	61.14
E	24.2200%	26	25,522.96	981.65	1 1,779.83	910.03	71.62
		<u>130</u>	<u>105,379.70</u>	<u>4,139.25</u>	<u>4 9,670.98</u>		

	<u>MONTHLY</u>	<u>ANNUALLY</u>
ASSESSMENTS	92,204.70	1,106,456.36
RESERVES	13,175.00	158,100.00
	<u>105,379.70</u>	<u>1,264,556.36</u>

LATE FEE OF \$25.00 AFTER THE 10TH OF THE MONTH
