

Golden House Condominium Association January 1st, 2026- December 31, 2026 Approved Budget			
Account	2025 Approved		2026 Approved
Association Fee Income	\$ 463,378.04		\$ 460,473.08
Reserve Fee Income	\$ 96,816.67		\$ 99,721.17
Total Income	\$ 560,194.71		\$ 560,194.25
Administrative Expenses			
Insurance	\$ 225,000.00		\$ 191,002.00
Accounting	\$ 1,950.00		\$ 1,950.00
Gate/Keys	\$ 700.00		\$ 700.00
Licensing, Fees & Dues	\$ 1,820.00		\$ 1,820.00
Legal & Professional	\$ 1,500.00		\$ 8,000.00
Bad Debt	\$ -		\$ 2,500.00
Bank Fees	\$ 150.00		\$ 150.00
Miscellaneous Expenses	\$ 1,000.00		\$ 1,000.00
Contingency	\$ -		\$ 2,208.04
Professional Fees	\$ 1,000.00		\$ 1,000.00
Postage & Delivery	\$ 250.00		\$ 250.00
Total Administrative Expenses	\$ 233,370.00		\$ 210,580.04
Contract Services			
Management Fees	\$ 16,962.04		\$ 15,600.00
Elevator Contract	\$ 7,096.00		\$ 7,793.04
Security Monitoring	\$ 500.00		\$ -
Landscaping	\$ 1,200.00		\$ 1,500.00
Pool Contract	\$ 2,700.00		\$ 3,000.00
Pest Control	\$ 3,200.00		\$ 3,200.00
Fire Alarm Monitoring	\$ -		\$ 1,440.00
Cleaning & Janitorial Services	\$ 18,000.00		\$ 18,000.00
Total Contract Services	\$ 49,658.04		\$ 50,533.04
General Repairs & Maintenance	\$ 15,500.00		\$ 16,000.00
Electrical R&M	\$ 2,000.00		\$ 2,000.00
Elevator R&M	\$ 10,000.00		\$ 15,000.00
Fire Extinguishers	\$ 750.00		\$ 750.00
Fire Sprinkler R&M	\$ 2,500.00		\$ 2,500.00
Fire Alarm Maintenance	\$ 350.00		\$ 5,500.00
Garage R&M	\$ 500.00		\$ 500.00
Gate/Door Access R&M	\$ 1,000.00		\$ 1,500.00
Unit Repairs/Subrogration	\$ -		\$ 10,000.00
Landscaping R&M	\$ 500.00		\$ 750.00
Locksmith	\$ 200.00		\$ 200.00
Lightbulbs & Fixtures	\$ 200.00		\$ 500.00
Plumbing R&M	\$ 12,000.00		\$ 8,000.00
Pool R&M	\$ 500.00		\$ 500.00
Maintenance Supplies	\$ 250.00		\$ 400.00
Miscellaneous R&M	\$ 2,500.00		\$ 1,500.00
Total Maintenance & Repairs	\$ 48,750.00		\$ 65,600.00
Utilities			
Electric	\$ 11,000.00		\$ 11,000.00
Water & Sewer	\$ 70,000.00		\$ 78,000.00
Gas	\$ 9,800.00		\$ 3,600.00
Telephone	\$ 10,800.00		\$ 5,160.00
Waste & Recycling	\$ 30,000.00		\$ 36,000.00
Total Utilities	\$ 131,600.00		\$ 133,760.00
Total Expenses	\$ 463,378.04		\$ 460,473.08
Net Operating Income	\$ -		\$ -
Traditional Reserves	\$ -		\$ 150,000.00
SIRS Reserve Funding	\$ 96,816.67		\$ 99,721.17
Total Non-Operating Income	\$ 96,816.67		\$ 99,721.17
Net Income	\$ -		\$ -

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Approved 2026 Maintenance Fee

Units Ending #	%	Quarterly Dues	Quarterly Fees w/SIRS Reserves	Total Quarterly
00	0.95%	1,093.62	\$ 236.84	\$ 1,330.46
01	1.80%	2,072.13	\$ 448.75	\$ 2,520.87
02	1.55%	1,784.33	\$ 386.42	\$ 2,170.75
03	1.55%	1,784.33	\$ 386.42	\$ 2,170.75
04	1.55%	1,784.33	\$ 386.42	\$ 2,170.75
05	1.55%	1,784.33	\$ 386.42	\$ 2,170.75
06	1.55%	1,784.33	\$ 386.42	\$ 2,170.75
07	1.55%	1,784.33	\$ 386.42	\$ 2,170.75
08	1.35%	1,554.10	\$ 336.56	\$ 1,890.66
09	0.85%	978.51	\$ 211.91	\$ 1,190.41