



**QUATRAINE CONDOMINIUM IV ASSOCIATION, INC
BUDGET 2026**

GL Account #	Description	Annual Budget 2025	Proposed Budget 2026	Notes
Operating Income				
4001	General Maintenance Fees	\$411,498.80	\$404,213.60	
4025	Reserve Income	\$60,177.90	\$76,149.04	
4120	Capital Contribution	\$500.00	\$1,500.00	
4710	Late Fees	\$0.00	\$0.00	
4900	Interest Earned - Operating Accounts	\$0.00	\$0.00	
	Other prior year surplus	\$0.00	\$0.00	
Total Operating Income		\$472,176.70	\$481,862.64	
Operating Expenses				
5010	Uncollected Fees 2024	\$27,726.00	\$0.00	
	Uncollected Fees 2025	\$30,000.00	\$15,000.00	
	Uncollected Fees 2026	\$0.00	\$10,000.00	
5015	Bank Charges	\$0.00	\$0.00	
5025	Collection Charges	\$480.00	\$0.00	
5030	Coupon Costs	\$525.00	\$525.00	
5045	Dues & Subscriptions	\$397.00	\$397.00	
5090	Office Supplies	\$4,500.00	\$4,000.00	
5460	Property Insurance Premiums	\$252,954.80	\$288,191.60	
6025	Water Service	\$61,000.00	\$61,000.00	
6300	Permits & Licenses/ Fire Inspection	\$800.00	\$800.00	
6434	Pest Control	\$2,816.00	\$3,000.00	
6565	Fire System	\$200.00	\$200.00	
6600	General Repair & Maintenance/ 40 Year	\$21,000.00	\$17,000.00	
	40 Year Certification	\$0.00	By Special Assessment	
7000	Audit & Tax Services	\$600.00	\$600.00	
7030	Legal Services - General Counsel	\$9,000.00	\$5,000.00	
Total Ordinary Expenses		\$411,998.80	\$405,713.60	
Reserves				
9914	Reserves -Painting	\$0.00	\$9,710.82	
9936	Reserves -Roof Expense	\$60,177.90	\$66,438.22	
Total Reserves		\$60,177.90	\$76,149.04	
Total Operating Expenses		\$472,176.70	\$481,862.64	

Description	Annual Budget 2025	Proposed Budget 2026	Notes
Difference Operating Income vs Operating Expenses	\$0.00	\$0.00	
Monthly Operating Income	\$39,348.06	\$40,155.22	

Budget Assesment Income 2026 with Reserves \$480,362.64
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Unit Schedule

Unit Type	% Ownership	# of Units	Monthly Pmt With Reserve 2025	Monthly Pmt With Reserve 2026
2 Bedroom	1.135120%	64	\$446.17	\$454.39
3 Bedroom	1.367616%	20	\$537.56	\$547.46