

Account Name	2026 Draft	Per Unit Per Month	Justifications
Based on dues of \$385/month			
REVENUE			
INCOME			
Association Dues	591,360	\$385.00	
TOTAL INCOME	591,360	\$385.00	
TOTAL REVENUE	591,360	\$385.00	
EXPENSES			
REPAIRS & MAINT - GENERAL			
Repairs & Maintenance	43,830	\$28.54	Estimated on prior year's actuals.
Exterminating	1,607	\$1.05	Based on contract plus one-time services, as needed.
Insurance Claim - Repairs	0	\$0.00	This was moved to funding the new Operating Reserve account.
TOTAL REPAIRS & MAINT - GENERAL	45,437	\$29.58	
REPAIRS & MAINT. - CONTRACT			
Garage Door Preventive Maintenance	240	\$0.16	Based on contract rate of \$120 per service.
Garage Door Repair	3,379	\$2.20	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
Elevator Inspections	1,877	\$1.22	Based on inspection cost for 2 inspections.
Elevator Preventive Maintenance	19,717	\$12.84	Based on actuals plus estimated increase of 5%.
Elevator Repairs	17,343	\$11.29	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
Elevator Telephone	3,616	\$2.35	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
HVAC Maintenance	3,261	\$2.12	Based on contract.
HVAC Repair	0	\$0.00	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
Fire System Telephone	5,632	\$3.67	Based on anticipated contract.
Fire Panel Monitoring	1,832	\$1.19	Based on anticipated contract.
Fire Code Inspections	10,430	\$6.79	Based on anticipated contract.
Fire System Repair	10,563	\$6.88	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
TOTAL REPAIRS & MAINT.-CONTRACT	77,890	\$50.71	
HOUSEKEEPING			
Cleaning Services	24,000	\$15.63	I estimated above the current contract since you are considering changing services, plus bulbs.
Cleaning Garage	1,000	\$0.65	Based on anticipated contract.
TOTAL HOUSEKEEPING	25,000	\$16.28	
GROUNDS COSTS			
Snow Removal	3,705	\$2.41	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
Grounds Maintenance	30,738	\$20.01	Based on anticipated contract.
Landscaping-Misc	3,400	\$2.21	Based on average of actuals from prior years with reallocation of some funding to the committee

Landscaping Committee	10,000	\$6.51	Based on anticipated needs of the committee
Tree Maintenance	0	\$0.00	If you want to add funds for this, it will increase dues. It is up to the Board.
TOTAL GROUNDS COST	47,843	\$31.15	
SHARED COMMUNITY COSTS			
Snow Removal - Shared	1,525	\$0.99	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
Grounds Maintenance - Shared	7,338	\$4.78	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
Electricity - Shared	348	\$0.23	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
Repairs & Maint - Shared	0	\$0.00	No actuals.
Security/Camera - Shared	221	\$0.14	Based on average of actuals from 21, 22, 23, 24 and thru 07/25 + compensate for rate increases
TOTAL SHARED COMMUNITY COSTS	9,432	\$6.14	
UTILITIES			
Electricity	32,289	\$21.02	Based on immediate prior actuals plus estimated increase of 5%.
Natural Gas	2,203	\$1.43	Based on immediate prior actuals plus estimated increase of 5%.
Water & Sewer	55,189	\$35.93	Based on immediate prior actuals plus estimated increase of 5%.
Storm Water	4,116	\$2.68	Based on most recent increased amount, charged twice per year, with 10% increase.
TOTAL UTILITIES	93,797	\$61.07	
ADMINISTRATIVE COSTS			
Management Fees	28,232	\$18.38	5% increase.
Committee Expenses	1,000	\$0.65	Social committee.
Insurance	109,405	\$71.23	Estimated 10% increase.
Bank Charges	180	\$0.12	Based on prior year's actual costs for ACH (automated deduction of payments from owners).
UOA Meetings	2,553	\$1.66	Annual meeting
Legal Fees	3,399	\$2.21	Estimated based on possible legal issues or collections, if needed.
Registration & Annual Report Fees	105	\$0.07	Estimated based on actual costs for DPOR and SCC.
Annual Audit Fee	1,000	\$0.65	Based on prior year's actual costs.
Copies Mailings Postage	1,918	\$1.25	Based on prior year's actual costs.
Community Events	1,225	\$0.80	Based on prior year's actual costs.
TOTAL ADMINISTRATIVE COSTS	149,466	\$97.31	
TOTAL OPERATING FUND EXPENSES	448,864	\$292.23	
TRANSFER TO RESERVES			
Transfer to Capital Reserve Fund	132,496	\$86.26	Based on Reserve Study's recommendations.
Transfer to Operating Reserve Fund	10,000	\$6.51	Self-insurance (moved from above to new account this year) and deductible if needed
TOTAL TRANSFER TO RESERVES	142,496	\$92.77	
TOTAL EXPENSES	591,360	\$385.00	

NET INCOME

0

\$0.00