

## Condo 2026 Budget

Revenue \$400 per month X 12=\$4,800 X 24 units = \$115,200

Disbursements:

Condo Direct Expenses:

Legal Services	\$500
Insurance Package	\$18,693
Reserve Study	- 0 -
Landscape Contract	\$ 6,455
Landscape Extras	\$ 3,000
Irrigation	\$ 1,000
Electric	\$ 6,455
Telephone & Internet	\$ 1,482
Water & Sewer	\$ 969
Trash	\$ 2,239
General R & M	\$10,000
Fire & Safety Service	\$ 5,000
Fire & Safety R & M	\$ 2,500
Elevator R & M	\$ 1,300
Elevator Service Contract	\$ 3,356

**Condo Common Expenses Budget 2026 continued:**

<b>Electric</b>	<b>\$ 635</b>	
<b>Telephone &amp; Internet</b>	<b>\$ 492</b>	
<b>Water &amp; Sewer</b>	<b>\$ 3,500</b>	
<b>Pool Contract</b>	<b>\$ 2,091</b>	
<b>Pool Supplies</b>	<b>\$ 1,125</b>	
<b>Pool Permit</b>	<b>\$ 77</b>	
<b>General R&amp; M</b>	<b>\$ 1,000</b>	
<b>Security System Contract</b>	<b>\$ 506</b>	
<b>Pool Pressure Washing</b>	<b>\$ 90</b>	
<b>Total Condo Common Disbursements:</b>		<b><u>\$ 23,422</u></b>
<b>Total Disbursements 2026</b>		<b>\$ 95,559</b>
<b>Contribution to Reserves:</b>		
<b>Total Revenue 2026</b>		<b>\$115,200</b>
<b>Less Total Disbursements</b>		<b><u>-\$ 95,559</u></b>
<b>Hopeful Contribution to Reserves</b>		<b>\$ 19,641</b>

**Condo Direct Expense Budget 2026 continued**

<b>Elevator Permit</b>	<b>\$ 350</b>
<b>Pressure Washing Contract</b>	<b>\$ 2,000</b>
<b>Termite Contract</b>	<b>\$ 1,304</b>
<b>Janitorial Contract</b>	<b>\$ 5,015</b>
<b>Janitorial Supplies</b>	<b>\$ 175</b>

**Total Condo Direct Disbursements** **\$ 72,137**

**Condo Common Expenses:**

<b>Management Contract</b>	<b>\$ 3,240</b>
<b>Office Supplies</b>	<b>\$ 400</b>
<b>Website Expense</b>	<b>\$ 100</b>
<b>Audit &amp; Tax Preparation</b>	<b>\$ 100</b>
<b>Legal Services</b>	<b>\$ 200</b>
<b>Insurance Package</b>	<b>\$ 797</b>
<b>Annual Report</b>	<b>\$ 5</b>
<b>Social</b>	<b>\$ 120</b>
<b>Landscape Contract</b>	<b>\$ 8,299</b>
<b>Landscape Extras</b>	<b>\$ 400</b>
<b>Irrigation R&amp;M</b>	<b>\$ 245</b>