						2026 Operating Budget			DRAFT				
DATE:	**11/05/2025**					2025	2025	2025	2025	2025	2026		
						Annual Aproved Budget	Actual Through October 2025	NOV &DEC ESTIMATED	ACTUAL WITH NOV & DEC ESTIMATED	DIFFERENCE Surplus/Defecit	BUDGET		
Ordinary Income/Expense													
Income													
	4000 · MAINTENANCE FEE INCOME					$ 777,600.00	$ 648,000.00	$ 129,600.00	$ 777,600.00	$ -	$ 777,600.00		
	4200 · INTEREST INCOME OPERATING									$ -			
	4300 · MISCELLANEOUS INCOME						$ 629.44		$ 629.44	$ 629.44			
		Total Income				$ 777,600.00	$ 648,629.44	$ 129,600.00	$ 778,229.44	$ 629.44	$ 777,600.00		
	GENERAL & ADMINISTRATIVE												
		5110 · AUDIT FEES				$ 4,500.00	$ 4,200.00	$ 1,000.00	$ 5,200.00	$ (700.00)	$ 5,200.00		
		5120 · LEGAL FEES				$ 2,800.00	$ 300.00	$ 300.00	$ 600.00	$ 2,200.00	$ 2,500.00		
		5130 · LICENSES/PERMITS/FEES				$ 700.00	$ 325.00	$ 325.00	$ 650.00	$ 50.00	$ 700.00		
		5140 · CORP ANNUAL REPORT				$ 100.00	$ -	$ -	$ -	$ 100.00	$ 100.00		
		5150 · OFFICE EXPENSE				$ 3,500.00	$ 1,193.57	$ 1,193.57	$ 2,387.14	$ 1,112.86	$ 3,500.00		
		5160 · CONTINGENCY EXPENSE				$ 1,000.00	$ 1,033.75	$ 400.00	$ 1,433.75	$ (433.75)	$ 8,300.00		
	Total GENERAL & ADMINISTRATIVE					$ 12,600.00	$ 7,052.32	$ 3,218.57	$ 10,270.89	$ 2,329.11	$ 20,300.00		
	INSURANCE												
		5200 · GENERAL INSURANCE EXPENSE				$ 260,000.00	$ 213,214.00	$ 46,786.00	$ 260,000.00	$ -	$ 260,000.00		
	Total INSURANCE					$ 260,000.00	$ 213,214.00	$ 46,786.00	$ 260,000.00	$ -	$ 260,000.00		
	PERSONNEL EXPENSE												
		5300 · SALARY & WAGES 1				$ 301,400.00	$ 226,745.19	$ 48,252.69	$ 274,997.88	$ 26,402.12	$ 286,000.00		
		5310 · PAYROLL TAXES				$ 27,000.00	$ 17,078.48	$ 4,000.00	$ 21,078.48	$ 5,921.52	$ 23,500.00		
		5315 · PAYROLL SERVICE FEES				$ 5,500.00	$ 4,607.78	$ 891.00	$ 5,498.78	$ 1.22	$ 5,500.00		
		5318 · W/C EMPLOYEE BENEFITS				$ 6,800.00	$ 5,475.00	$ 1,325.00	$ 6,800.00	$ -	$ 6,800.00		
		5320 · HOLIDAY BONUS				$ 10,000.00	$ -	$ 10,000.00	$ 10,000.00	$ -	$ 10,000.00		
		5330 · UNIFORM EXPENSE				$ 500.00	$ -	$ 500.00	$ 500.00	$ -	$ 500.00		
		5340 · GAS / TRAVEL ALLOWANCE				$ 500.00		$ 500.00	$ 500.00	$ -	$ 500.00		
	Total PERSONNEL EXPENSE					$ 351,700.00	$ 253,906.45	$ 65,468.69	$ 319,375.14	$ 32,324.86	$ 332,800.00		

	2025 Annual Aproved Budget	2025 Actual Through October 2025	2025 NOV & DEC ESTIMATED	2025 ACTUAL WITH NOV & DEC ESTIMATED	2025 DIFFERENCE Surplus/Defecit	2026 PROPOSED BUDGET
UTILITIES EXPENSE						
5400 · ELECTRICITY (F P L)	$ 33,000.00	$ 24,087.06	$ 5,000.00	$ 29,087.06	$ 3,912.94	$ 33,000.00
5410 · WATER & SEWER	$ 26,000.00	$ 18,972.43	$ 3,450.00	$ 22,422.43	$ 3,577.57	$ 26,000.00
5420 · BOTTLED WATER SERVICE	$ 800.00	$ 522.64	$ 140.00	$ 662.64	$ 137.36	$ 800.00
5430 · TELEPHONE / COMMUNICATIONS	$ 4,500.00	$ 3,630.22	$ 700.00	$ 4,330.22	$ 169.78	$ 4,500.00
Total UTILITIES EXPENSE	$ 64,300.00	$ 47,212.35	$ 9,290.00	$ 56,502.35	$ 7,797.65	$ 64,300.00
MAINTENANCE EXPENSE						
5510 · LANDSCAPE - IMPROV & REPLACE	$ 7,200.00	$ 4,333.84	$ 2,500.00	$ 6,833.84	$ 366.16	$ 7,200.00
5520 · ELEVATOR MAINTENANCE	$ 13,000.00	$ 10,765.00	$ 2,000.00	$ 12,765.00	$ 235.00	$ 13,000.00
5530 · GENERAL MAINT & REPAIRS	$ 20,050.00	$ 18,494.85	$ 4,000.00	$ 22,494.85	$ (2,444.85)	$ 30,000.00
5540 · BLDG A/C MAINTENANCE	$ 4,500.00	$ 2,641.60	$ 1,000.00	$ 3,641.60	$ 858.40	$ 4,500.00
5550 · MAINTENANCE SUPPLIES	$ 4,000.00	$ 983.03	$ 1,500.00	$ 2,483.03	$ 1,516.97	$ 3,000.00
5560 · WINDOW CLEANING	$ 7,000.00	$ 6,000.00	$ 1,000.00	$ 7,000.00	$ -	$ 7,000.00
Total MAINTENANCE EXPENSE	$ 55,750.00	$ 43,218.32	$ 12,000.00	$ 55,218.32	$ 531.68	$ 64,700.00
CONTRACT SERVICES						
5600 · LAWN MAINT & LANDSCAPING	$ 18,000.00	$ 12,725.00	$ 3,000.00	$ 15,725.00	$ 2,275.00	$ 20,000.00
5610 · TRASH REMOVAL	$ 350.00	$ 432.00	$ 100.00	$ 532.00	$ (182.00)	$ 600.00
5620 · PEST CONTROL	$ 6,000.00	$ 4,568.80	$ 1,400.00	$ 5,968.80	$ 31.20	$ 6,000.00
5630 · TERMITE CONTROL	$ 700.00	$ 541.60	$ 100.00	$ 641.60	$ 58.40	$ 700.00
5640 · FIRE ALARM MONITORING	$ 7,000.00	$ 4,171.60	$ 2,000.00	$ 6,171.60	$ 828.40	$ 7,000.00
5650 · GENERATOR CONTRACT	$ 1,200.00	$ 1,000.00	$ 200.00	$ 1,200.00	$ -	$ 1,200.00
Total CONTRACT SERVICES	$ 33,250.00	$ 23,439.00	$ 6,800.00	$ 30,239.00	$ 3,011.00	$ 35,500.00
Total Expense	$ 777,600.00	$ 588,042.44	$ 143,563.26	$ 731,605.70	$ 45,994.30	$ 777,600.00
Total Income	$ 777,600.00	$ 648,629.44	$ 129,600.00	$ 778,229.44	$ -	$ 777,600.00
Surplus / Defecit	$ -	$ 60,587.00	$ (13,963.26)	$ 46,623.74	$ (45,994.30)	$ -

Quarterly Maintenance **$7,200.00**