

Budget 2026 Approved 9-20-2025

| | 2026 |
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| Income | |
| ASSESSMENTS | 1,717,209 |
| Electricity | 307,000 |
| Gas | 115,000 |
| Water | 200,000 |
| UTILITY INCOME | 622,000 |
| OTHER INCOME | 20,000 |
| FUNDS TRANSFERRED FROM RESERVE CD | |
| TOTAL INCOME | 2,359,209 |
| Expenses | |
| INSURANCE | 377,588 |
| UTILITIES | 622,000 |
| PAYROLL | 495,000 |
| OPERATING MAINTENANCE EXPENSES | 240,000 |
| ADMIN EXPENSES | 100,000 |
| Total Operating Expenses | 1,834,588 |
| Reserve Allocation Expenses | |
| HVAC Water Pipe Replacement | 100,000 |
| HVAC Unit Fan Coil Replacements | 15,000 |
| HVAC Thermostat Replacements | 4,000 |
| Building Renovation | 71,000 |
| Landscape Improvement | 5,000 |
| Maintenance Equipment | 9,000 |
| Drainage Improvement | 5,000 |
| Plumbing/Sewer Line Replacement | 15,000 |
| Patio/Fences/Balconies | 80,000 |
| Structural Repairs | 5,000 |
| Parking Lot/Sidewalks | 30,000 |
| Attic Insulation Replacement | 185,621 |
| Total Reserve Allocation Expenses | 524,621 |
| TOTAL EXPENSES | 2,359,209 |
| NET INCOME | 0 |