	A	B	C	D	G	K	L
2	A						
3		Account	Description	12 MTH BUDGET ENDING 7/31/2026	YTD 11MONTH: END 6/30/26	7 Mnth Actual 8/2025 to 2/28/2026	7 Month Budget 8/2026 thru 2/28/2027
4	Operating Accounts						
5	Income Accounts						
6	INCOME ASSESSMENTS OPERATING-40						
7		40-4010-00	Association Assessments	$1,874,150.40	$1,717,925.00	$1,093,225.00	$1,169,750.00
8	OTHER INCOME - OPERATING-41						
9		41-4100-00	Late Fees	$160.00	$700.00	$425.00	$425.00
10		41-4109-00	Pet Fees	$5,000.00	$4,500.00	$4,500.00	$4,500.00
11		41-4110-00	Repair and Maintenance Chargeback	$1,000.00	$0.00		$0.00
12		41-4126-00	Processing Fees	$0.00	$1,350.00	$300.00	$1,200.00
13		41-4135-00	Parking Lot Rent	$38,000.00	$35,275.00	$22,355.00	$23,800.00
14		41-4136-00	Garage Rent	$195,000.00	$191,090.00	$122,360.00	$132,125.00
15		41-4137-00	Motorcyle Parking	$1,800.00	$2,152.50	$1,452.50	$1,625.00
16		41-4138-00	Bike Parking	$4,500.00	$5,325.00	$5,175.00	$5,000.00
17		41-4139-00	Guest Parking Charge	$3,000.00	$4,065.00	$3,145.00	$4,200.00
18		41-4140-00	Extra Storage Unit Income	$0.00	$950.00	$310.00	$1,050.00
19		41-4145-00	Electric Usage	$600.00	$1,750.00	$1,030.00	$1,000.00
20		41-4150-00	Interest Income - Bank - Operating	$1,800.00	$0.00	$0.00	$0.00
21		41-4151-00	Laundry Income	$8,500.00	$12,370.22	$8,170.98	$8,500.00
22		41-4152-00	Club Room Rental	$2,000.00	$2,825.00	$1,850.00	$1,800.00
23		41-4160-00	Staff Services to Owners-Labor & Materials	$6,500.00	$10,166.52	$7,455.00	$8,000.00
24		41-4165-00	Staff Services to Owners-Materials - delete	$2,500.00	$0.00		$0.00
25		41-4170-00	Vending Income	$1,200.00	$76.26	$0.00	$500.00
26		41-4199-00	Miscellaneous Income	$1,500.00	$2,369.00	$1,534.00	$1,500.00
27	New	41-4195	Renovation fees		$0.00		$1,000.00
28	Income Accounts Total			$2,147,210.40	$1,992,889.50	$1,273,287.48	$1,365,975.00
29							
30	Expense Accounts						
31	OPERATING EXPENSES-72			2026 Orig 12M Budget end 7-31-26	8/1/25 - 6/30/26 Act	7 Mnth Actual 8/2025-2/2026	2027 - budget 7M thru 2-28-27
32		72-7202-00	Water & Sewer	$ 65,000.00	$ 48,641.14	$ 35,380.02	$45,000.00
33		72-7203-00	Steam	$ 155,000.00	$ 129,021.95	$ 97,496.51	$102,900.00

	A	B	C	D		G		K		L
4	**Operating Accounts**									
34		72-7205-00	WiFi & Cable Tv/Subscription/Svc	$	9,000.00	$	3,269.12	$	2,094.52	$3,000.00
35		72-7207-00	Electric	$	120,000.00	$	114,291.89	$	81,713.94	$98,200.00
36		72-7210-00	401K Expense	$	11,000.00	$	12,948.93	$	7,111.17	$8,000.00
37		72-7215-00	Employee Benefits	$	4,500.00	$	2,229.74	$	1,113.08	$1,500.00
38		72-7220-00	Uniforms	$	1,600.00	$	439.66	$	245.12	$250.00
39		72-7225-00	Health & Dental Insurance	$	50,000.00	$	48,839.11	$	32,674.14	$38,000.00
40		72-7230-00	Unemployment Taxes	$	4,700.00	$	2,868.79	$	1,948.14	$2,000.00
41		72-7235-00	Payroll Taxes	$	46,000.00	$	44,523.27	$	28,880.37	$30,000.00
42		72-7240-00	Empl Wages(incl gm sal decr & security)	$	630,000.00	$	600,891.21	$	393,905.65	$367,000.00
43		72-7245-00	Employee Bonus Wages	$	5,000.00	$	700.00	$	700.00	$0.00
44		72-7250-00	Office Contractors	$	-	$	2,930.47	$	2,849.50	$15,000.00
45		72-7255-00	Sec Deposit Refund	$	150.00	$	-	$	-	$0.00
46		72-7260-00	Engineering Fees	$	1,500.00	$	-	$	-	$2,500.00
47		72-7265-00	Employee Food & Beverage Perk	$	12,000.00	$	1,458.74	$	1,119.71	$850.00
48			Total Operating Exp	$	1,115,450.00	$	1,013,054.02	$	687,231.87	$714,200.00
49	**ADMINISTRATIVE EXPENSES-75**			**2026 Orig 12M Budget end 7-31-26**		**8/1/25 - 6/30/26 Act**		**7 Mnth Actual 8/2025-2/2026**		2027 - budget 7M thru 2-28-27
50		75-7500-00	Administrative Expenses	$	3,000.00			$	374.16	$750.00
51		75-7505-00	Bank Charges	$	500.00	$	282.00	$	187.50	$250.00
52		75-7510-00	Office Internet/Website/Monthly Svcs	$	5,000.00	$	8,883.34	$	5,879.90	$6,000.00
53		75-7515-00	Professional Dues/Consult	$	1,000.00	$	4,919.50	$	4,919.50	$1,000.00
54		75-7520-00	Membership Functions	$	1,000.00	$	533.14	$	340.00	$500.00
55		75-7525-00	Fees, Permits & Inspections	$	1,000.00	$	39.00	$	39.00	$100.00
56		75-7530-00	Postage & Mailing Supplies	$	4,400.00	$	90.67	$	60.35	$250.00
57		75-7535-00	LuxerOne	$	-	$	323.70	$	323.70	$1,000.00
58		75-7540-00	Office Supplies	$	1,500.00	$	1,721.58	$	1,285.92	$1,500.00
59		75-7545-00	Legal	$	1,500.00	$	-	$	-	$0.00
60		75-7550-00	Employment Related Expense	$	4,000.00	$	873.76	$	573.56	$1,000.00
61		75-7555-00	Paper, Printing	$	-	$	49.03	$	-	$100.00
62		75-7560-00	Accounting and Payroll	$	42,000.00	$	52,602.92	$	30,300.71	$32,000.00
63		75-7565-00	Photocopier Maintenance/Usage	$	1,800.00	$	1,954.87	$	1,474.74	$1,500.00
64		75-7573-00	Late Fee Expense	$	100.00	$	-	$	-	$0.00

	A	B	C	D	G	K	L
4	Operating Accounts						
65		75-7575-00	Sales & use Tax	$ 18,000.00	$ 18,201.77	$ 11,714.32	$12,000.00
66		75-7580-00	IT Repair/Replace/Maintain	$ -	$ 9,392.31	$ 6,750.91	$7,500.00
67		75-7595-00	Social Programming and Entertainment	$ 8,000.00	$ 6,507.21	$ 5,941.78	$6,500.00
68			Total Administrative Exp	$ 92,800.00	$ 106,374.80	$ 70,166.05	$71,950.00
69	**INSURANCE-76**			**2026 Orig 12M Budget end 7-31-26**	**8/1/25 - 6/30/26 Act**	**7 Mnth Actual 8/2025-2/2026**	**2027 - budget 7M thru 2-28-27**
70		76-7600-00	Insurance	$ 170,000.00	$ 211,652.21	$ 123,521.71	$130,000.00
71		76-7610-00	Insurance Claim Deductible		$ 28,950.00	$ 25,000.00	$0.00
72	**MAINTENANCE EXPENSES-78**			**2026 Orig 12M Budget end 7-31-26**	**8/1/25 - 6/30/26 Act**	**7 Mnth Actual 8/2025-2/2026**	2027 - budget 7M thru 2-28-27
73		78-7805-00	Safety & Security Repair, Replace, Maint	$10,000.00	$ 11,440.73	$ 10,084.84	$10,000.00
74		78-7810-00	Snow Removal	$1,800.00	$ 3,604.58	$ 2,757.31	$2,500.00
75		78-7815-00	Refuse Removal	$13,000.00	$ 11,013.96	$ 6,699.70	$7,500.00
76		78-7820-00	Pool Repair/Maintenance/Inspection	$7,500.00	$ 6,974.50	$ 2,077.89	$2,500.00
77		78-7827-00	Interior Plantscape	$1,500.00	$ 2,625.22	$ 1,654.10	$1,750.00
78		78-7830-00	Landscape Service/Gas	$35,000.00	$ 21,476.60	$ 9,797.54	$15,000.00
79		78-7835-00	Window Cleaning	$13,000.00	$ 14,606.00	$ 6,196.00	$8,000.00
80		78-7840-00	Plumbing	$17,500.00	$ 16,736.76	$ 12,578.88	$12,000.00
81		78-7842-00	Paint Supplies	$1,000.00	$ 465.20	$ (63.20)	$250.00
82		78-7844-00	Bulbs and Batteries	$2,500.00	$ 1,273.94	$ 730.93	$1,200.00
83		78-7847-00	Fitness Room Equipment and Repairs	$2,500.00	$ 585.22	$ 527.74	$800.00
84		78-7848-00	Maintain & Repair Bldg Vehicles and Equip	$2,500.00	$ 3,871.11	$ 4,006.56	$2,500.00
85		78-7850-00	Hardware for Resale to Owners	$4,500.00	$ 2,646.05	$ 1,163.55	$1,200.00
86		78-7851-00	Owner/Unit RH expense	$0.00	$ 341.49	$ 341.49	$0.00
87		78-7852-00	General/Misc Building Hardware & Supplies	$2,500.00	$ 1,555.41	$ 1,151.78	$1,400.00
88		78-7854-00	Garage Claims & Damages	$5,000.00	$ -	$ -	$0.00
89		78-7856-00	Garage Repair & Maintenance	$4,000.00	$ 5,877.26	$ 5,193.46	$6,500.00
90		78-7860-00	Furniture & Assessories	$1,500.00	$ 2,688.65	$ 1,726.52	$2,000.00
91		78-7862-00	Filter Replacement	$6,500.00	$ 6,131.48	$ 6,131.48	$4,000.00
92		78-7863-00	Repl Emg Equip: Sm Detec, Exit Lights, etc	$2,500.00	$ -	$ -	$1,000.00
93		78-7864-00	Fire Monitor, Repair, Inspection	$10,000.00	$ 14,222.13	$ 12,169.38	$10,000.00
94		78-7866-00	Exterminating	$1,500.00	$ 604.44	$ 431.73	$1,000.00
95		78-7868-00	Electrical Repair/Maintenance/Supplies	$6,500.00	$ 120.63	$ 57.44	$4,000.00

	A	B	C	D	G	K	L
4	Operating Accounts						
96		78-7870-00	Housekeeping Suplies/Carpet Cleaning	$8,500.00	$ 10,146.86	$ 6,760.08	$6,500.00
97		78-7872-00	Preventative Maintenance Contract	$15,000.00	$ 15,757.52	$ 7,878.86	$8,000.00
98		78-7876-00	Ext Bldg, Roof, Grounds & Irrigation	$5,000.00	$ 2,936.93	$ 841.55	$3,000.00
99		78-7880-00	Elevator Maint & Interior	$32,000.00	$ 20,229.63	$ 12,527.31	$20,000.00
100		78-7884-00	HVAC	$45,000.00	$ 58,434.69	$ 35,668.69	$35,000.00
101		78-7886-00	Doors & Windows	$3,500.00	$ 864.91	$ 864.91	$2,500.00
102		78-7890-00	Cleaning/Janitorial	$28,000.00	$ 25,972.02	$ 14,553.75	$15,000.00
103		78-7895-00	Repairs & Maint	$1,500.00	$ 6,092.58	$ 5,762.66	$6,500.00
104			Total Maint Expense	$290,800.00	$ 269,296.50	$ 170,272.93	$191,600.00
105	**RESERVE TRANSFER**			**2026 Orig 12M Budget end 7-31-26**	**8/1/25 - 6/30/26 Act**	**7 Mnth Actual 8/2025-2/2026**	2027 - budget 7M thru 2-28-27
106		90-9000-00	Reserve Contribution	$400,000.00	$ 355,313.65	$ 221,980.33	$233,333.00
107	New						
108	**Expense Accounts Total**			**$2,069,050.00**	$ 1,984,641.18	$ 1,298,172.89	**$1,341,083.00**
109	**Operating Accounts Net**			**$78,160.40**	$ 8,248.32	$ (24,885.41)	**$24,892.00**
110							
111	Reser						
112	Incom						
113	**INCOME ASSESSMENT - RESERVE-45**			2026 Orig 12M Budget end 7-31-26	YTD 6/30/26 Act	7 Mnth Actual 8/2025-2/2026	Budget 7M thru 2/28/27
114		45-4510-00	Reserve Assessments	$400,000.00	$355,313.65	$221,980.33	233333
115		45-4513-00	Special Assessments - 5yr/10yr	$2,150.00	$1,493.35	$1,002.45	$768.00
116		45-4515-00	Insurance Claim Proceeds		$264,837.90	$264,837.90	$0.00
117	**OTHER INCOME - RESERVE-46**						
118		46-4650-00	Interest Income - Bank - Reserve	$18,000.00	$20,516.14	$14,366.93	$15,000.00
119	New						
120	**Income Accounts Total**			**$420,150.00**	**$642,161.04**	**$502,187.61**	**$249,101.00**
121							
122							
123	**RESERVE EXPENSES-91**			2026 Orig 12M Budget end 7-31-26	Act 11M through 6/30/26	7 Mnth Actual 8/2025-2/2026	Budget 7M thru 2/28/27
124		91-9100-00	Insurance Claim Expense	$0.00	$246,449.79	$264,837.90	$0.00
125		91-9101-00	Reserve Exp Misc	$25,000.00	$3,475.00	$3,475.00	$20,000.00
126		91-9105-00	Depreciation Expense	$25,000.00	$35,791.68	$22,776.52	$22,776.53

	A	B	C	D	G	K	L
4	Operating Accounts						
127		91-9109-00	Engineering Cap Expense	$0.00	$9,800.00	$6,300.00	$10,000.00
128		91-9110-00	Improvement Loan Interest #1	$36.00	$35.85	$35.85	$770.00
129		91-9111-00	Improvement Loan Interest #2	$1,548.00	$1,429.95	$939.85	$770.00
130		91-9140-00	Landscaping/Outdoor Capital	$30,000.00	$73,056.75	$48,028.89	$0.00
131		91-9146-00	Reserve-Fence	$10,000.00	$0.00		$5,000.00
132		91-9151-00	Balcony Railing/Surface Repairs	$50,000.00	$0.00		$0.00
133		91-9154-00	New Building Control System	$30,000.00	$0.00		$0.00
134		91-9155-00	Elevator Refurbishing	$25,000.00	$7,118.01	$7,118.01	$0.00
135		91-9156-00	Windows and Doors		$11,380.00	$11,380.00	$20,000.00
136		91-9160-00	Common Area Floor Lighting Improv		$2,400.00		$0.00
137		91-9162-00	Facade Repair- North Elevation	$50,000.00	$73,727.50	$73,727.50	$0.00
138		91-9169-00	LG Plumbing/Mech/Pumps Repair/replace	$30,000.00	$120,901.07	$24,713.53	$80,000.00
139		91-9175-00	Reserve- Garage	$21,000.00	$29,935.42	$8,620.42	$3,000.00
140		91-9176-00	Replace Garage Sprinkler Heads	$3,000.00	$0.00		$3,000.00
141		91-9186-00	Fitness Room Upgrades	$5,000.00	$3,727.00	$3,727.00	$0.00
142		91-9187-00	Reserve Expense-New Fire Doors	$3,500.00	$0.00		$0.00
143		91-9188-00	Pool Replaster	$50,000.00	$0.00		$0.00
144		91-9189-00	Building Trash Compactor Capital Expense	$0.00	$3,776.50	$3,776.50	$0.00
145		91-9191-00	New Replacement Equipment/Vehicles	$5,000.00	$0.00		$0.00
146		91-9193-00	Front Stone Work-entry & Surface Lot	$18,000.00	$0.00		$0.00
147		91-9195-00	Replace Exhaust Fans	$15,000.00	$0.00		$3,000.00
148		91-9196-00	Repair Pump Room Flooring	$5,000.00	$0.00		$0.00
149		91-9197-00	Mailroom Carpet & Flooring	$10,000.00	$16,628.00	$16,628.00	$0.00
150		91-9198-00	Air Balancing Hallways	$35,000.00	$0.00		$0.00
151		91-9199	Heat Exchanger	$0.00	$11,420.92	$11,420.92	$10,000.00
152	New		Large HVAC - Chiller, Cooling Tower, Fan Coils*	$0.00	$0.00		300,000
153	**Reserve Expense Accounts Total**			**$447,084.00**	$651,053.44	$507,505.89	**$478,316.53**
154	**Reserve Accounts Net**			**-$26,934.00**	-$8,892.40	-$5,318.28	**-$229,215.53**
155							
156							