

## 2026 Fiscal Year Budget for Glenwood Place Condos

<u>ACCOUNTS</u>	<u>Budget totals</u>		<u>Comments</u>		
<b>INCOME</b>					
40000 HOA Dues	\$751,680.00		Condo Fee = \$435 x 12 months x 144 units		
43000 Special Assessment	\$ 43,200.00				
Services	\$ 300.00		Electrical surcharge and garden plot rent		
<b>TOTAL INCOME</b>		<b>\$795,180.00</b>			
<b>Income Deposited to Operating Acct</b>		<b>\$484,768.50</b>			
				<b>Income Deposited to Reserves Acct</b>	<b>\$310,411.50</b>
<b>OPERATING EXPENSES</b>				41000 Transfer Fees	\$ 24,000.00
<b>Administrative</b>		<b>\$ 10,720.00</b>		71000 Riverview Bank CD Interest Income	\$ 6,000.00
64500 Office and Printing	\$ 3,000.00			71100 Northwest Bank 12 month CD Interest I	\$ 8,000.00
64700 Community Celebration	\$ 300.00			71200 71200 Onpoint Checking Interest	\$ 18.00
65000 Website	\$ 300.00		Corporation Fee for state; Taxes on CD Interest	71300 Northwest Bank Hi Yield Savings Interest	\$ 1,000.00
60000 Accounting	\$ 1,200.00				
67800 Taxes Licences Fees	\$ 3,200.00				
63800 Legal	\$ 2,720.00				
				<b>Beginning 2026 Reserve Amount</b>	<b>\$333,803.47</b>
<b>Maintenance</b>		<b>\$113,842.50</b>			
60200 Deck Repairs	\$ 8,000.00			<b>CAPITAL EXPENSES</b>	
60400 Electrical Work	\$ 5,000.00			60300 Drainage	\$ 2,000.00
60500 Entry Cleanup	\$ 15,060.00			61000 Exterior Painting	\$ 5,000.00
60550 entryway painting	\$ 3,000.00			64010 Dryer Vent Cleaning Bi-Annually	\$ 8,000.00
60600 Fire Ext Test	\$ 450.00		2 cleanings per year	64020 Brick Work	\$ 2,000.00
60700 Garage Repairs	\$ 13,000.00			64030 Chimneys	\$ 22,000.00
60800 Gutter Repair/ Cleaning	\$ 23,000.00			67200 Roofing	\$254,131.50
60900 Holiday Lights	\$ 1,200.00		Fire alarm and Fire inspection		
61100 Inspections	\$ 2,500.00				
63900 Lighting/Bulbs	\$ 700.00				
				<b>TOTAL CAPITAL EXPENSE</b>	<b>\$293,131.50</b>

64000 Misc Building Repairs	\$ 15,000.00				<b>Ending 2026 Reserve Balance</b>	<b>\$390,101.47</b>
64100 Misc	\$ 1,500.00					
66100 Plumbing Repairs	\$ 20,000.00					
66200 Pest Control	\$ 3,000.00					
67000 Reserve Study Prep	\$ 900.00					
67500 Snow Removal	\$ 200.00					
66600 Emergency	\$ 1,332.50					
<b>63700 Landscaping</b>		<b>\$ 75,000.00</b>				
<b>61200 Insurance</b>		<b>\$ 74,326.00</b>				
<b>68200 Utilities</b>	<b>\$ -</b>	<b>\$210,880.00</b>				
400014-Electricity	\$ 14,000.00					
400014-GarbageRecycling	\$ 40,000.00					
400014-Water	\$156,880.00					
<b>TOTAL OPERATING EXPENSE</b>		<b>\$484,768.50</b>				



