

Category	Budget		Increase (Decrease) 25 vs 26		Assumption &/or Basis
	2025	2026	\$	%	
Electricity	\$3,600	\$38,000	\$ 34,400	956%	June-January actual bills
Capital Reserve	\$38,000	\$38,000	\$ -	0%	Kept the same
Maint Hours	\$69,222	\$27,300	\$ (41,922)	(61%)	7hrs/wk @ \$75/hr
Landscape Maint	\$10,400	\$26,000	\$ 15,600	150%	Sept. 25 Quote
Insurance	\$19,000	\$23,839	\$ 4,839	25%	Current policies + 8%
Prop Mgt Fee	\$33,800	\$19,800	\$ (14,000)	(41%)	New PM rate
Ground Snow Removal	\$750	\$17,000	\$ 16,250	2167%	Current contract +
Janitorial	\$13,000	\$15,340	\$ 2,340	18%	Current contract @ 1x/wk
Prof Fees	\$16,000	\$13,500	\$ (2,500)	(16%)	Trans Study, Audit, Legal
Siding, roof, deck	\$1,500	\$10,000	\$ 8,500	567%	Roof industry per sq ft standard
Contingency	\$7,500	\$9,500	\$ 2,000	27%	Placeholder
Trash Removal	\$18,720	\$8,982	\$ (9,738)	(52%)	Current contract & moving to 3x/wk
Dryer vents	\$2,000	\$8,900	\$ 6,900	345%	Quote(s)
Window Washing	\$3,500	\$7,500	\$ 4,000	114%	Quote(s)
HVAC Maint	\$2,000	\$7,500	\$ 5,500	275%	Quote(s)
Fire System Maint	\$600	\$5,000	\$ 4,400	733%	Quote(s)
Elevator Maint	\$1,600	\$3,780	\$ 2,180	136%	Maint Contract
Internet/WiFi	\$900	\$3,120	\$ 2,220	247%	Actual bills
Security Maint	\$900	\$3,076	\$ 2,176	242%	Actual bills
Pest Control Service	\$0	\$2,500	\$ 2,500	NA	Quotes
Water/Sewer	\$1,920	\$1,920	\$ -	0%	Actual bills
Cleaning Supplies	\$1,800	\$1,500	\$ (300)	(17%)	Projecting spend history
Tesla - Levitron metering	\$0	\$1,000	\$ 1,000	NA	Maint contract
Walkway/Garage	\$2,500	\$0	\$ (2,500)	(100%)	NA
Int. Painting	\$1,000	\$0	\$ (1,000)	(100%)	NA
General Maint	\$5,000	\$0	\$ (5,000)	(100%)	NA
<b>Total Operating Expense</b>	<b>\$255,212</b>	<b>\$293,057</b>	<b>\$ 37,845</b>	<b>15%</b>	