| Sexton Place Condominiums 2026 Annual Budget - Final | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | Approved: | **11/4/2025** |
| ***Revenues:*** | **% of Budget** | **2023 Budget** | **2024 Budget** | **2025 Budget** | **2026 Budget** | **Variance** | **% Change** |
| Assessment Income | 49.86% | **131,362.00** | **154,750.00** | **158,679.00** | **182,786.00** | 24,107.00 | 15.19% |
| Reserve Income | 50.14% | **161,503.00** | **166,725.00** | **175,062.00** | **183,815.00** | 8,753.00 | 5.00% |
| Revenue Over Expenses Carryover | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Bank Fee Income | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Capital Contribution Income | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Fee Income, Other | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Interest Income | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Insurance Income | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Late Fee Income | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Late Fee Interest | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Legal Fee Income | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| Violation Fee Income | | **0.00** | **0.00** | **0.00** | **0.00** | 0.00 | 0.00% |
| ***TOTAL INCOME...*** | | **292,865.00** | **321,475.00** | **333,741.00** | **366,601.00** | **32,860.00** | **9.85%** |
| ***Expenses:*** | **% of Budget** | **2023 Budget** | **2024 Budget** | **2025 Budget** | **2026 Budget** | **Variance** | **% Change** |
| Common Area Maintenance | 0.20% | 2,000.00 | 1,500.00 | 1,000.00 | 750.00 | -250.00 | -25.00% |
| Pet Receptacle Cleaning | 0.60% | 1,900.00 | 1,800.00 | 1,800.00 | 2,200.00 | 400.00 | 22.22% |
| Fences | 0.14% | 500.00 | 500.00 | 500.00 | 500.00 | 0.00 | 0.00% |
| Lighting Repair | 0.41% | 750.00 | 1,000.00 | 1,500.00 | 1,500.00 | 0.00 | 0.00% |
| Landscaping Maintenance | 10.23% | 34,000.00 | 34,000.00 | 36,500.00 | 37,500.00 | 1,000.00 | 2.74% |
| Landscape Improvements | 0.20% | 0.00 | 0.00 | 3,000.00 | 750.00 | -2,250.00 | -75.00% |
| Backflow Device Testing | 0.60% | 1,000.00 | 1,500.00 | 1,700.00 | 2,200.00 | 500.00 | 29.41% |
| Sprinkler System Repair | 1.50% | 5,500.00 | 5,500.00 | 4,500.00 | 5,500.00 | 1,000.00 | 22.22% |
| Storm Water Maintenance | 0.14% | 500.00 | 500.00 | 500.00 | 500.00 | 0.00 | 0.00% |
| Pest Control Services | 1.77% | 2,500.00 | 3,900.00 | 5,700.00 | 6,500.00 | 800.00 | 14.04% |
| **Total Ground & Maintenance Repair...** | **15.79%** | **48,650.00** | **50,200.00** | **56,700.00** | **57,900.00** | 1,200.00 | **2.12%** |
| Building Maintenance | 2.18% | 7,000.00 | 5,000.00 | 8,500.00 | 8,000.00 | -500.00 | -5.88% |
| Electrical R&M | 0.27% | 0.00 | 0.00 | 4,200.00 | 1,000.00 | -3,200.00 | -76.19% |
| Gutters and Roof Maintenance | 0.01% | 0.00 | 750.00 | 0.00 | 0.00 | 0.00 | 0.00% |
| Plumbing R&M | 0.82% | 0.00 | 0.00 | 4,000.00 | 3,000.00 | -1,000.00 | -25.00% |
| **Total Building & Repairs & Maintenance...** | **3.27%** | **7,000.00** | **5,750.00** | **16,700.00** | **12,000.00** | **-4,700.00** | **-28.14%** |
| Accounting / Audit / Tax Filing | 0.14% | 2,500.00 | 0.00 | 0.00 | 500.00 | 500.00 | 0.00% |
| Administrative Fees | 0.14% | 2,000.00 | 1,150.00 | 1,000.00 | 500.00 | -500.00 | -50.00% |
| Bank Fees | 0.41% | 500.00 | 600.00 | 750.00 | 1,500.00 | 750.00 | 100.00% |
| Management Fee - Base | 6.68% | 23,587.00 | 23,600.00 | 24,379.00 | 24,500.00 | 121.00 | 0.50% |
| Insurance | 14.19% | 34,000.00 | 35,000.00 | 38,500.00 | 52,036.00 | 13,536.00 | 35.16% |
| Legal Fees | 0.41% | 2,000.00 | 1,000.00 | 2,000.00 | 1,500.00 | -500.00 | -25.00% |
| Taxes - Income | 1.77% | 275.00 | 275.00 | 0.00 | 6,500.00 | 6,500.00 | 0.00% |
| Reserve Study Fee | 0.23% | 800.00 | 800.00 | 850.00 | 850.00 | 0.00 | 0.00% |
| Office Supplies | 0.07% | 500.00 | 250.00 | 250.00 | 250.00 | 0.00 | 0.00% |
| Licenses/Fees/Permits | 0.01% | 50.00 | 50.00 | 50.00 | 50.00 | 0.00 | 0.00% |
| Electricity | 0.01% | 3,500.00 | 4,425.00 | 4,500.00 | 4,700.00 | 200.00 | 4.44% |
| Water | 5.46% | 11,000.00 | 31,650.00 | 13,000.00 | 20,000.00 | 7,000.00 | 53.85% |
| **Operating Expenses...** | **30.79%** | **75,712.00** | **98,800.00** | **85,279.00** | **112,886.00** | 27,607.00 | **32.37%** |
| **Total Ground, Building, Utility, & Operating...** | **49.86%** | **131,362.00** | **154,750.00** | **158,679.00** | **182,786.00** | 24,107.00 | **15.19%** |
| | | **2023 Budget** | **2024 Budget** | **2025 Budget** | **2026 Budget** | **Variance** | **% Change** |
| **Reserves...** | **50.14%** | **161,503.00** | **166,725.00** | **175,062.00** | **183,815.00** | **8,753.00** | **5.00%** |
| **Calculated Expenses Plus Reserves...** | 100.00% | **292,865.00** | **321,475.00** | **333,741.00** | **366,601.00** | **32,860.00** | **9.85%** |
| **Projected Revenue Over Expenses...** | | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | |
| **2026 Annual Budget...** | | | | | **366,601.00** | | |

| 2026 Sexton Place Condominiums Fee Allocation - Final | | | | | Approved: | 11/4/2025 |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **2026** | **2026** | **2025** | **2025** | **2024** | **2023** |
| *Carry Over Funds* | *$0.00* | | *$0.00* | | *$0.00* | *$0.00* |
| ADJUSTED TOTAL EXPENSES | $366,601.00 | | $333,741.00 | | $321,475.00 | $292,865.00 |
| Expenses Per Month | $15,232.17 | | $13,223.25 | | $12,895.83 | $10,946.83 |
| Reserves Per Month | $15,317.92 | | $14,588.50 | | $13,893.75 | $13,458.58 |
| Monthly Operating Assessments Per Unit (94) | $162.04 | 49.86% | $140.80 | 47.55% | $137.19 | $117.00 |
| Monthly Reserve Assessments Per Unit (94) | $162.96 | 50.14% | $155.20 | 52.45% | $147.81 | $143.00 |
| **Monthly Total Assessments Per Unit** | **$325.00** | 100.00% | **$296.00** | 100.00% | **$285.00** | **$260.00** |