2026 Centre City Condominiums Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Cell Tower Income													
Cell Tower Income Verizon	$35,692	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,692
Cell Tower Income T-Mobile	$0	$0	$0	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$30,000
TOTAL CELL TOWER INCOME	**$35,692**	**$0**	**$0**	**$30,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$65,692**
Condominium Income													
HOA Dues	$27,206	$27,206	$27,206	$27,206	$27,206	$27,206	$27,206	$27,206	$27,206	$27,206	$27,206	$27,206	$326,472
Late Fees	$100	$0	$100	$0	$100	$0	$100	$0	$100	$0	$100	$0	$600
TOTAL CONDOMINIUM INCOME	**$27,306**	**$27,206**	**$27,306**	**$27,206**	**$27,306**	**$27,206**	**$27,306**	**$27,206**	**$27,306**	**$27,206**	**$27,306**	**$27,206**	**$327,072**
Other Income													
Interest Income (General Interest)	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$2,400
Party/Community Room Rental	$0	$0	$0	$0	$600	$0	$0	$0	$0	$600	$0	$0	$1,200
OTHER INCOME TOTAL	**$200**	**$200**	**$200**	**$200**	**$800**	**$200**	**$200**	**$200**	**$200**	**$800**	**$200**	**$200**	**$3,600**
TOTAL INCOME	**$63,198**	**$27,406**	**$27,506**	**$57,406**	**$28,106**	**$27,406**	**$27,506**	**$27,406**	**$27,506**	**$28,006**	**$27,506**	**$27,406**	**$396,364**
EXPENSES													
Bank Charges	**$20**	**$0**	**$20**	**$0**	**$20**	**$0**	**$20**	**$0**	**$20**	**$0**	**$20**	**$0**	**$120**
Building Repairs & Maintenance													
Building Repair	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$74,000
Building Supplies	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$24,000
Cleaning	$2,041	$2,041	$2,041	$2,041	$2,041	$2,041	$2,041	$2,041	$2,041	$2,041	$2,041	$2,041	$24,492
Contract Labor	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$15,600
Electric Repair	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$800	$9,600
HVAC Contract	$355	$355	$355	$355	$355	$355	$355	$355	$355	$355	$355	$355	$4,261
Landscaping Contractor Labor	$0	$0	$0	$0	$0	$750	$200	$200	$200	$750	$0	$0	$2,100
Landscaping Contractor Materials	$0	$0	$0	$0	$0	$1,300	$800	$0	$0	$800	$0	$0	$2,900
Mowing	$0	$0	$0	$100	$100	$100	$100	$100	$100	$100	$0	$0	$700
Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,860	$1,860
Plumbing	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$6,000
Pool/Deck Operations	$0	$0	$0	$0	$2,800	$2,800	$2,800	$2,800	$2,800	$0	$0	$0	$14,000
Pool/Deck Maintenance	$0	$0	$0	$0	$300	$300	$300	$300	$0	$0	$0	$0	$1,200
Security/Fire Alarm/Fire Extinuisher Test	$0	$600	$0	$600	$0	$600	$0	$600	$0	$600	$0	$600	$3,600
Snow Removal & Supplies	$300	$300	$300	$0	$0	$0	$0	$0	$0	$0	$0	$300	$1,200
Trash/Recycle Management	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$14,400
Management Fee	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$12,000
TOTAL BUILDING REPAIRS & MAINTENANC	**$15,496**	**$16,096**	**$15,496**	**$15,896**	**$18,396**	**$21,046**	**$19,396**	**$19,196**	**$18,296**	**$17,446**	**$15,196**	**$17,956**	**$209,913**
Elevator Expenses													
Elevator Contract	$939	$939	$939	$939	$939	$939	$939	$939	$939	$939	$939	$939	$11,273

Elevator Repair	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$30,000
Elevator Emergency Phones	$440	$0	$0	$440	$0	$0	$440	$0	$0	$440	$0	$0	$1,762
TOTAL ELEVATOR EXPENSES	**$3,880**	**$3,439**	**$3,439**	**$3,880**	**$3,439**	**$3,439**	**$3,880**	**$3,439**	**$3,439**	**$3,880**	**$3,439**	**$3,439**	**$43,035**
Insurance Expenses													
Insurance Cyber Crime	$0	$1,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,200
Insurance Property & Liability	$5,455	$5,455	$5,455	$5,455	$5,455	$5,455	$5,455	$5,455	$5,455	$5,455	$5,455	$0	$60,005
Insurance Umbrella	$0	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,500
Insurance Workers Comp	$0	$0	$0	$0	$1,656	$0	$0	$0	$0	$0	$0	$0	$1,656
D&O insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,600	$0	$1,600
TOTAL INSURANCE EXPENSES	**$5,455**	**$10,155**	**$5,455**	**$5,455**	**$7,111**	**$5,455**	**$5,455**	**$5,455**	**$5,455**	**$5,455**	**$7,055**	**$0**	**$67,961**
Office Expenses													
Office Expenses	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	**$3,000**
DocuSign/Certified Mail Expenses	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$1,200
TOTAL FOR OFFICE EXPENSES	**$350**	**$350**	**$350**	**$350**	**$350**	**$350**	**$350**	**$350**	**$350**	**$350**	**$350**	**$350**	**$4,200**
Payroll Expenses													
Salaries & Wages	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$24,000
Payroll Taxes	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$600	$7,200
TOTAL FOR PAYROLL EXPENSES	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$2,600**	**$31,200**
Utility Expenses													
Utilities - Electric	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$36,000
Utilities - Gas And Propane	$1,041	$1,041	$1,041	$1,041	$1,041	$1,041	$1,041	$1,041	$1,041	$1,041	$1,041	$1,041	$12,492
Utilities - Telephone/Internet	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$1,800
Utilities - Trash/Sewer	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$24,000
Utilities - Water	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	$24,000
TOTAL UTILITY EXPENSES	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$8,191**	**$98,292**
Legal & Accounting Services													
Legal Fee	$800	$0	$0	$800	$0	$0	$800	$0	$0	$800	$0	$0	$3,200
CPA Audit & Tax Returns	$0	$0	$2,000	$2,000	$0	$0	$0	$0	$0	$0	$0	$1,000	$5,000
Taxes & Licenses	$200	$0	$0	$4,000	$0	$0	$200	$0	$0	$200	$0	$0	$4,600
TOTAL LEGAL & ACCOUNTING SERVICES	**$1,000**	**$0**	**$2,000**	**$6,800**	**$0**	**$0**	**$1,000**	**$0**	**$0**	**$1,000**	**$0**	**$1,000**	**$12,800**
TOTAL EXPENSE	**$36,992**	**$40,832**	**$37,552**	**$43,172**	**$40,108**	**$41,082**	**$40,892**	**$39,232**	**$38,352**	**$38,922**	**$36,852**	**$33,537**	**$467,521**
Income	$63,198	$27,406	$27,506	$57,406	$28,106	$27,406	$27,506	$27,406	$27,506	$28,006	$27,506	$27,406	$396,364
Available 2025 Carryforward Funds	$71,157	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$71,157
Expense	$36,992	$40,832	$37,552	$43,172	$40,108	$41,082	$40,892	$39,232	$38,352	$38,922	$36,852	$33,537	$467,521
NET INCOME	**$171,347**	**$68,238**	**$65,058**	**$100,578**	**$68,214**	**$68,488**	**$68,398**	**$66,638**	**$65,858**	**$66,928**	**$64,358**	**$60,943**	**$0**