MT. VERNON/HERMITAGE CONDOMINIUMS
PROPOSED BUDGET FOR JAN 1,2026 TO DEC 31, 2026

	2025 MONTH	BUDGET ANNUAL	2025 8 MO.TTL	ACTUAL MO. AVG.	EXPECTED 4 MONTHS	BAL 2025 TOTAL	PROP 2026 MONTHLY	BUDGET ANNUAL	
ACCOUNTING	385	4620	3080	385	1540	4620	410	4920	
APPRAISAL	0	0	0	0	0	0	0	0	Next Apprai
TAX PREP.	48	576	576	72	0	576	48	576	
BANK CHARGES	20	240	216	27	220	436	20	240	2 Coupon O
DIVISION FEE	9	108	104	13	104	208	9	108	2 DBPR Fee
ELECTRICITY	168	2016	1620	203	785	2405	205	2460	
ELEVATOR & INSP.	175	2100	1767	221	0	1767	185	2220	$125. per m
ELEV PHONE MONTITORING	75	900	443	55	250	693	75	900	
FIRE CONTRACT	110	1320	987	123	450	1437	130	1560	
INSURANCE	4310	51720	31134	3892	20000	50983	4350	52200	
INSURANCE-FLOOD	1000	12000	11823	1478	0	11823	1131	13572	
JANITORIAL	250	3000	0	0	500	500	50	600	
LEGAL	75	900	8727	1091	500	9227	100	1200	
LICENSES & PERMITS	7	84	75	9	0	75	7	84	
MANAGEMENT	500	6000	2000	250	0	2000	0	0	
MILEAGE	0	0	0	0	0	0	0	0	
OFFICE & POSTAGE	100	1200	981	123	300	1281	100	1200	
PEST CONTROL	13	156	0	0	150	150	13	156	
REPAIRS & MAINT.	200	2400	3110	389	400	3510	200	2400	
RESERVE STUDY	0	0	0	0	600	600	0	0	
SUPPLIES	30	360	105	13	150	255	18	216	
STORM CHARGE	197	2364	1905	238	1077	2982	292	3504	
TRASH REMOVAL	394	4728	3714	464	1982	5696	394	4728	
WATER/SEWER	1235	14820	12074	1509	7600	19674	1780	21360	
OPERATING EXP.	9301	111612	84441	10555	36608	120898	9517	114204	
COMMON FUND	1496	17952	11968	1496	5984	17952	1441	17292	
TOTAL OPERATING	10797	129564	96409	12051	42592	138850	10958	131496	
RESERVES:									
ROOF REPLACEMENT	835	10020	6600	825	3300	9900	750	9000	
PAINTING	280	3360	2240	280	1120	3360	280	3360	
PAVING (COV.CT.)	0	0	0	0	0	0	0	0	
CONTINGENCY	50	600	1200	150	600	1800	100	1200	
ELEVATOR	125	1500	1000	125	500	1500	150	1800	
TOTAL RESERVES	1290	15480	11040	1380	5520	16560	1280	15360	
TOTAL BUDGET	12087	145044	107449	13431	48112	155410	12238	146856	

	2026 UNIT FEES	**MONTHLY INCOME**	**ANNUAL INCOME**
16 UNITS	$518	$8,284	$99,407
10 UNITS	$395	$3,954	$47,449
		$12,238	$146,856

Reserve Balance as of Jan. 1, 2026

ROOF	27700
PAINTING	18062
CONTING	24847
ELEVATOR	38000
INSURANCE	5000

2024	Difference
511	7
391	4