500 Grace Condominiums 2025 Actuals 2026 Budget

| | A | B | C | D | E | F | G | H | I | J | K | L | M | N |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Common Area** | January | February | March | April | May | June | July | August | September | October | November | December | Total |
| 2 | Accounting | $ - | $ - | $ - | $ - | $ 625.00 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 625.00 |
| 3 | Insurance - Fire & Liability | $ - | $ - | $ - | $ - | $ 10,681.00 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,681.00 |
| 4 | Legal Fees | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | - | $ - | $ - |
| 5 | Management Fee | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 550.00 | $ 6,600.00 |
| 6 | General Maintenance | $ (132.46) | $ 82.30 | $ 7.67 | $ 7.67 | $ 75.00 | $ - | $ - | $ 250.00 | $ 45.44 | $ - | $ 6,476.15 | $ 220.60 | $ 7,032.37 |
| 7 | Dumpster | $ - | $ 390.35 | $ 195.49 | $ 195.49 | $ 194.86 | $ 194.86 | $ 195.49 | $ 135.69 | 196.10 | 196.10 | 195.49 | 196.10 | $ 2,286.02 |
| 8 | Grounds | $ - | $ - | $ - | $ 135.00 | $ - | $ 350.00 | $ 280.00 | $ 280.00 | $ 280.00 | 280.00 | 350.00 | 580.00 | $ 2,535.00 |
| 9 | Pest Control | $ 350.00 | $ - | $ - | $ 175.00 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 525.00 |
| 10 | Internet | $ 158.90 | $ 168.90 | $ 158.90 | $ 158.90 | $ 158.90 | $ 158.90 | $ 332.80 | $ 158.90 | $ 158.90 | $ - | $ 158.90 | $ 161.90 | $ 1,934.80 |
| 11 | Reserves | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 12 | Total | $ 926.44 | $ 1,191.55 | $ 912.06 | $ 1,222.06 | $ 12,284.76 | $ 1,253.76 | $ 1,358.29 | $ 1,374.59 | $ 1,230.44 | $ 1,026.10 | $ 7,730.54 | $ 1,708.60 | $ 32,219.19 |
| 13 | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | |
| 17 | | **Budgeted** | | **Actual** | | **Budgeted** | | ***Annual HOA Dues Income** | | | $ 45,600.00 | | | |
| 18 | **Common Area** | **2025** | | **2025** | | **2026** | | | | | | | | |
| 19 | Accounting | $ 625.00 | | $ 625.00 | | $ 625.00 | | | | | | | | |
| 20 | Insurance - Fire & Liability | $ 9,586.00 | | $ 10,681.00 | | $ 11,000.00 | | | | | | | | |
| 21 | Legal Fees | $ - | | $ - | | $ - | | | $ 39,644.12 | Cash balance as of 12/31/2025 | | | | |
| 22 | Management Fee | $ 6,600.00 | | $ 6,600.00 | | $ 6,600.00 | | | | | | | | |
| 23 | General Maintenance | $ 2,000.00 | | $ 557.37 | | $ 1,200.00 | | | | | | | | |
| 24 | Dumpster | $ 2,024.28 | | $ 2,286.02 | | $ 2,400.00 | | | | | | | | |
| 25 | Grounds | $ 3,500.00 | | $ 2,535.00 | | $ 3,360.00 | | | | | | | | |
| 26 | Pest Control (termite) | $ 700.00 | | $ 525.00 | | $ 700.00 | | | | | | | | |
| 27 | Security | $ 6,240.00 | | $ - | | $ - | | | | | | | | |
| 28 | Internet | $ 1,824.00 | | $ 1,934.80 | | $ 1,906.80 | | | | | | | | |
| 29 | Reserves | $ 12,500.72 | | $ - | | $ 17,808.20 | | | $ 200.00 | per unit/per month | | | | |
| 30 | Capital Improvements | $ - | | $ 6,475.00 | | $ - | | | | | | | | |
| 31 | | $ 45,600.00 | | $ 32,219.19 | | $ 45,600.00 | | | | | | | | |
| 32 | | | | | | | | | | | | | | |
| 33 | * projected | | | | | | | | | | | | | |