

**FARMINGTON SQUARE CONDOMINIUM ASSOCIATION
2026 ANNUAL BUDGET: 117 UNITS**

	ACCOUNT NAME	2025 BUDGET	2026 BUDGET
INCOME:			
40000	ASSOCIATION DUES	\$347,630.00	\$400,000.00
40040	INTEREST INCOME	\$50.00	\$0.00
40070	LAUNDRY INCOME	\$8,500.00	\$8,000.00
45000	TRANSFER FROM RESERVES		\$66,345.52
	TOTAL INCOME:	\$356,180.00	\$474,345.52
EXPENSES:			
ADMINISTRATION EXPENSES			
50110	COPIES	\$400.00	\$1,000.00
50120	POSTAGE	\$300.00	\$700.00
50140	LEGAL	\$7,000.00	\$2,000.00
50145	LEGAL - OTHER	\$2,000.00	\$12,000.00
50160	AUDIT/TAX RETURN	\$1,200.00	\$1,200.00
50200	MANAGEMENT SERVICES	\$19,752.00	\$32,776.38
50240	MISC ADMIN	\$4,000.00	\$2,000.00
50245	WEBSITE		\$420.00
	TOTAL ADMIN EXPENSES	\$34,652.00	\$52,096.38
UTILITY EXPENSE			
60010	ELECTRICITY	\$7,800.00	\$7,800.00
60015	GAS	\$2,500.00	\$2,500.00
60025	WATER/SEWER	\$86,102.00	\$83,908.35
60040	ALARM MONITORING		\$1,320.00
60050	TELEPHONE	\$17,000.00	\$6,000.00
60055	CABLE - INTERNET		\$5,158.20
60065	BUTTERFLY INTERCOM		\$5,476.50
	TOTAL UTILITY EXPENSE	\$113,402.00	\$112,163.05
INSURANCE			
50535	WORKER'S COMPENSATION		\$575.00
50550	UMBRELLA INSURANCE		\$2,000.00
50560	PROPERTY & LIABILITY	\$35,000.00	\$36,500.00
	TOTAL INSURANCE & LOAN	\$35,000.00	\$39,075.00
GROUNDS MAINTENANCE			
63000	GROUNDS MAINTENANCE	\$2,700.00	\$4,700.00
63100	LAWN MAINT	\$13,500.00	\$13,500.00
63110	LAWN FERT/WEED & GRUB CONTROL	\$1,750.00	\$1,750.00
63115	TREE/SHRUB FERT	\$3,800.00	\$3,800.00
63120	SHRUB TRIMMING	\$0.00	\$2,000.00
63130	TREE TRIMMING	\$0.00	\$4,500.00
63400	IRRIGATION	\$3,500.00	\$3,500.00
63600	SNOW REMOVAL	\$18,000.00	\$18,000.00
63610	CHEMICAL (SALT)	\$2,500.00	\$2,500.00
63705	CONCRETE & SIDEWALK REPAIRS	\$2,500.00	\$6,000.00
63900	PEST CONTROL	\$5,000.00	\$3,000.00
63910	TRASH REMOVAL	\$21,000.00	\$24,000.00
	TOTAL GROUNDS EXPENSE	\$74,250.00	\$87,250.00
BUILDING MAINT & REPAIR			
65000	STRUCTURAL	\$10,000.00	\$12,000.00
65015	ELECTRICAL REPAIRS	\$1,500.00	\$1,585.57
65040	INTERCOM SYSTEM SUBSCRIPTION	\$2,000.00	\$0.00
65100	GUTTER REPAIR & MAINT	\$0.00	\$5,000.00
66000	JANITORIAL	\$31,000.00	\$31,000.00
66005	CARPET REPAIR & CLEANING	\$4,300.00	\$4,300.00
66060	DRYER VENT CLEANING	\$1,500.00	\$2,250.00
66150	FIRE SPRINKLERS	\$2,500.00	\$2,500.00
	TOTAL BUILD MAINT & RPR	\$52,800.00	\$58,635.57
POOL & CLUBHOUSE EXPENSES			
70100	POOL MAINTENANCE	\$17,500.00	\$18,700.00
	TOTAL POOL & CLUBHOUSE	\$17,500.00	\$18,700.00
CAPITAL IMPROVEMENT			
80000	SECURITY CAMERAS INSTALLATION/IINTERCOM INSTALLATION		\$47,824.47
80010	CARPOT RENOVATIONS		\$18,521.05
	TOTAL CAPITAL IMPROVEMENTS	\$0.00	\$66,345.52
RESERVE FUNDING			
90000	REPLACEMENT RESERVE	\$28,576.00	\$40,080.00
90140	RESERVE INTEREST	\$0.00	\$0.00
	TOTAL RESERVE FUNDING	\$28,576.00	\$40,080.00
	TOTAL BUDGETED EXPENSE	\$356,180.00	\$474,345.52
	NET INCOME OR (LOSS)	\$0.00	\$0.00