

## Franklin Park West

2026 ANNUAL BUDGET - Approved

Monthly Dues \$410/Month

Special Assessment of \$850.00 due 9/1/26 for Roofs

74 Units

	2024-2025	2025-2026
	Budget	Proposed
<b>INCOME</b>		
Income from Dues	\$314,352.00	\$364,080.00
Special Assessment		\$62,900.00
One-time Reserves Roofing Contribution		\$40,000.00
Laundry Income	\$5,000.00	\$6,240.00
Storage Lockers	\$1,400.00	\$2,880.00
Interest Income		
<b>Total Income</b>	<b>\$320,752.00</b>	<b>\$476,100.00</b>
<b>EXPENSES</b>		
Repair & Maintenance	\$5,000.00	\$5,500.00
Landscape Maintenance-Contract	\$4,000.00	\$1,000.00
Landscaping Tree and Shrub	\$2,000.00	
Ladscaping/Irrigation Repair & Maintenance	\$300.00	\$300.00
Plumbing	\$3,000.00	\$2,500.00
Roof Repair	\$2,000.00	\$141,000.00
HVAC Repair & Maintenance/Boiler Repair	\$3,500.00	\$4,000.00
HVAC - New Swamp Coolers	\$2,500.00	\$2,500.00
Garage Door Repair & Maintenance	\$1,000.00	\$2,000.00
Elevator Service Contract	\$3,200.00	\$3,200.00
Elevator Repair & Maintenance	\$500.00	\$500.00
Fire Extinguishers	\$525.00	\$800.00
Pest Control	\$1,400.00	\$1,600.00
Security	\$400.00	\$1,500.00
Snow Removal	\$300.00	\$100.00
Laundry Equipment Repair & Maintenance	\$3,000.00	\$3,463.00
Sewer Line Repairs	\$1,000.00	\$500.00
Cleaning/Janitorial Supplies	\$500.00	\$1,000.00
Pool/Poolhouse Repair & Maintenance	\$500.00	\$1,000.00
Kyles Pool Certification		\$350.00
Lighting Repair & Maintenance	\$500.00	\$450.00
Parking Lot Maintenance	\$2,000.00	\$1,000.00
On-site Caretaker Salary	\$33,600.00	\$33,600.00
On-site Caretaker Payroll Taxes	\$3,200.00	\$3,800.00
Caretaker Unit Repairs	\$300.00	\$300.00
Management	\$15,600.00	\$13,000.00
Insurance	\$19,320.00	\$23,000.00
Electricity	\$24,000.00	\$23,000.00
Trash	\$12,000.00	\$10,000.00
Water	\$23,000.00	\$24,000.00
Sewer	\$17,000.00	\$17,000.00
Gas	\$40,000.00	\$38,000.00
Meeting Expense	\$1,000.00	\$200.00
Office Expense	\$650.00	\$500.00
Legal	\$100.00	\$1,500.00
Registration & Filing Fees	\$100.00	\$209.00
Tax/Accounting Preparation & Filing	\$1,500.00	\$1,500.00
CAN Surety Bond	\$400.00	\$400.00
Bank Fees		
State/Federal Taxes	\$200.00	\$200.00
Capital Reserve	\$32,000.00	\$60,000.00
Reserve contribution for roof repair	\$60,000.00	\$40,000.00
<b>Total Expenses</b>	<b>\$321,095.00</b>	<b>\$464,472.00</b>
<b>NET INCOME</b>	<b>-\$343.00</b>	<b>\$11,628.00</b>

**Account Balances YTD, 2025:**

Operating Cash: \$30,621.74

Reserve Savings Account: \$72,806.08

**Total Cash Assets: \$103,427.82**