

Fairmount Village Condominium Association, Inc.

2026 ANNUAL BUDGET - Approved

Proposed Monthly Dues: 64 Units. Dues Increase Effective Jan. 1, 2026.

INCOME	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
Income from Dues	\$116,842.77	\$103,112.60	\$116,612.22	\$136,982.08
Move In Assessment	\$700.00	\$2,800.00	\$1,500.00	\$1,500.00
HOA Violation/Fees/Fines/Pet Assessments	\$25.00	\$150.00		
Interest Income	\$1,644.81	\$353.50	\$95.00	\$300.00
Total Income	\$119,212.58	\$106,416.10	\$118,207.22	\$138,782.08
EXPENSES				
Repair & Maintenance	\$2,918.24	\$9,603.45	\$10,000.00	\$10,000.00
Landscaping Maintenance	\$12,242.50	\$10,923.39	\$13,438.23	\$13,705.00
Landscape Maintenance-Trees/Shrubs	\$1,500.00	\$2,920.00	\$4,000.00	\$500.00
Landscape Maintenance-Non-Contract	\$145.20	\$882.00		\$900.00
Landscaping/Irrigation Maintenance & Repair	\$3,581.34		\$3,000.00	\$3,600.00
Grounds and Pet Waste	\$5,791.15	\$5,065.11	\$5,000.00	\$6,000.00
Snow Removal			\$1,250.00	\$1,250.00
Parking Lot		\$54.33		
Pest Control	\$654.50	\$1,791.50	\$650.00	\$1,800.00
Management	\$8,100.00	\$6,750.00	\$8,448.00	\$8,448.00
Alarm Monitoring/Superior Alarm/Century Link/Security	\$4,610.17	\$2,088.68	\$3,500.00	\$3,200.00
Insurance	\$16,906.38	\$19,610.80	\$23,533.00	\$23,533.00
Common Electric	\$1,945.40	\$982.53	\$1,400.00	\$1,300.00
Water & Sewer	\$36,503.15	\$32,972.57	\$31,000.00	\$35,000.00
Trash Service	\$6,392.28	\$12,567.92	\$5,000.00	\$10,000.00
Office & Meeting Expenses	\$1,126.28	\$821.43	\$900.00	\$950.00
Legal/Registration/DORA/SOS/Taxes	\$66.00	\$555.00	\$53.00	\$53.00
Professional Services/Fire Inspections	\$660.00	\$1,549.50	\$1,000.00	\$1,000.00
Bank Fees		\$40.00	\$5.00	\$40.00
Tax Preparation/Accounting	\$250.00	\$283.50	\$250.00	\$250.00
Capital Reserve			\$12,000.00	\$16,000.00
Total Expenses	\$103,392.59	\$109,461.71	\$124,427.23	\$137,529.00
NET INCOME	\$15,819.99	-\$3,045.61	-\$6,220.01	\$1,253.08

Account Balances YTD, 2025:

Operating Cash: \$76,462.07

Reserve Savings Account: \$8,074.42

Total Account Balances: \$84,536.49

Sq. Ft	Cost per Sq. Ft	Yearly Dues	Divide	Monthly Dues
*				
707-922	X \$ 2.32	\$1,640.24	12	\$ 136.69
923-1136	X \$ 2.32	\$2,141.36	12	\$ 178.45
1137 & up	X \$ 2.32	\$2,637.84	12	\$ 219.82
		\$1,640.24	X 14 Units	= \$22,963.36
		\$2,141.36	X 36 Units	= \$77,088.96
		\$2,637.84	X 14 Units	= \$36,929.76
				\$136,982.08