

# Wellington III Condo Association, Inc.

## 2026 Annual Budget - Approved

Monthly Dues Remain the Same

	2024	2025	2025	2026
	Actual	Actual	Budget	Proposed
<b>INCOME</b>				
Association Dues	\$339,030.26	\$336,992.04	\$366,269.13	\$366,269.13
Postage Reimbursement		\$25.14		
Interest Income	\$5,727.74	\$2,540.01	\$5,000.00	\$2,600.00
<b>Total Income</b>	<b>\$344,758.00</b>	<b>\$339,557.19</b>	<b>\$371,269.13</b>	<b>\$368,869.13</b>
<b>EXPENSES</b>				
Landscaping Contract	\$4,700.00	\$1,964.19	\$4,700.00	\$4,500.00
Landscape, Trees/Shrubs	\$2,277.00	\$1,177.23	\$5,000.00	\$11,000.00
Landscape/Irrigation Repair/Grounds Non-Contract	\$16,828.15	\$8,322.86	\$16,000.00	\$10,000.00
Repair & Maintenance	\$30,499.92	\$47,872.00	\$30,000.00	\$36,000.00
Janitorial-Contract	\$56,400.00	\$57,900.00	\$57,900.00	\$57,900.00
Janitorial - other	\$2,112.42			
Janitorial Supplies, Carpet Cleaning	\$11,776.11	\$10,243.04	\$17,500.00	\$11,500.00
Windows	\$660.00	\$1,800.00	\$1,300.00	\$1,800.00
Common Area Cleaning	\$425.39			
HVAC	\$8,020.41	\$7,676.71	\$8,200.00	\$8,000.00
Elevator Expenses	\$61,556.42	\$1,775.21	\$3,500.00	\$3,000.00
Elevator- Contract	\$2,184.44	\$6,019.56	\$6,000.00	\$6,100.00
Snow Removal	\$1,345.85		\$3,500.00	\$3,500.00
Pest Control	\$1,666.50	\$2,421.70	\$1,700.00	\$2,500.00
Sign Repair and Maintenance	\$163.90			\$500.00
Fire Inspection	\$648.10	\$80.00		\$700.00
Parking Lot/Sweeping/Asphalt Sealing	\$558.00	\$1,706.00	\$2,500.00	\$2,500.00
Management	\$9,725.00	\$10,650.00	\$10,650.00	\$10,650.00
Security Services	\$3,262.50	\$2,730.00	\$3,900.00	\$7,600.00
Alarm Line	\$1,023.74	\$1,132.12	\$1,050.00	\$1,150.00
Insurance	\$14,599.00	\$17,066.00	\$15,000.00	\$9,600.00
Property Taxes	\$60,714.93	\$59,955.64	\$78,900.00	\$80,000.00
Electric/Gas	\$62,312.20	\$61,350.98	\$63,000.00	\$62,000.00
Water & Sewer	\$7,965.87	\$7,264.26	\$8,000.00	\$7,600.00
Trash	\$8,612.53	\$10,893.56	\$8,500.00	\$10,900.00
Office Expense	\$549.34	\$1,249.69	\$550.00	\$1,300.00
Legal/Prof. Services	\$186.27		\$100.00	
Tax Preparation	\$275.00	\$352.00	\$250.00	\$360.00
Federal Taxes				
Registration Fees: DORA/SOS	\$40.00	\$74.00	\$53.00	\$74.00
Capital Reserve			\$20,000.00	\$18,000.00
<b>Total Expenses</b>	<b>\$371,088.99</b>	<b>\$321,676.75</b>	<b>\$367,753.00</b>	<b>\$368,734.00</b>
<b>Net Income</b>	<b>-\$26,330.99</b>	<b>\$17,880.44</b>	<b>\$3,516.13</b>	<b>\$135.13</b>

### Accounts Feb. 1, 2026:

Operating Balance: \$136,650.01

Reserve Savings Account: \$175,473.55

**Total Association Balance: \$312,123.56**