

CENTRAL PARK TOWNHOMES

2026 Budget Comparison

GL NUMBER		2022 Actual	2023 Actual	2024 Actual	2025 YTD	2025 Budget	2026 BUDGET	Cost Per Unit/Month 81
INCOME:								
40000	Assessments	168,216.00	201,204.00	209,952.00	188,811.00	251,748.00	251,748.00	259.00
40131	Operating Interest	10.92	4.79	6.04			0.00	0.00
40183	Admin Setup Fee						0.00	0.00
40145	Interest on Late Accounts	696.83	89.17	291.60			0.00	0.00
40165	Late Fees	2,230.00	825.00	1,495.00	875.00		0.00	0.00
40175	Returned Payment Fee	80.00	0.00	80.00	45.00		0.00	0.00
40185	Reinvestment Fees	3,985.00	2,854.00	1,244.00	3,108.00		0.00	0.00
40200	Collection Fees	-425.00	150.00				0.00	0.00
40125	Fines	-30.00	-10.00		0.00		0.00	0.00
40205	Lien Fees	-300.00					0.00	0.00
40225	Pre-Collection Notice Fees	-60.00	0.00	25.00	25.00		0.00	0.00
	TOTAL PRIMARY INCOME	174,403.75	205,116.96	213,093.64	192,864.00	251,748.00	251,748.00	259.00
TOTAL INCOME:		174,403.75	205,116.96	426,187.28	192,864.00	251,748.00	251,748.00	259.00
EXPENSES:								
	ADMINISTRATIVE:							
50100	Fees (Bank Service Charges)	2,009.53	300.00	300.00	270.00	350.00	350.00	0.36
50110	Copies & Postage	636.97	966.60	670.90	583.60	1,000.00	700.00	0.72
50125	Management Fees	8,101.00	8,748.00	8,705.12	7,071.30	9,195.12	10,137.22	10.43
50155	Professional Services (Legal, Acct, Tax)	1,804.55	1,287.84	1,877.00	535.00	1,500.00	1,000.00	1.03
50300	Insurance	16,278.01	30,228.98	27,318.75	23,051.77	30,000.00	34,000.00	34.98
50165	Taxes						0.00	0.00
50400	Legal			105.00		0.00	0.00	0.00
	TOTAL ADMIN EXP:	28,830.06	41,531.42	38,976.77	31,511.67	42,045.12	46,187.22	47.52
	GROUNDS:							
65000	Maintenance & Repairs	33690.90	12231.74	6497.64	1375.00	10000.00	5,000.00	5.14
67800	Roof	1430.00						
66800	Landscaping	24854.09	15210.65	52026.25	30004.78	30000.00	35,000.00	36.01

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GL NUMBER		2022 Actual	2023 Actual	2024 Actual	2025 YTD	2025 Budget	2026 BUDGET	Cost Per Unit/Month
	Landscaping - Sprinkler Repairs						2,500.00	2.57
	Trees						10,000.00	10.29
68300	Snow Removal	9042.25	13153.10	9418.00	3411.50	15000.00	13,150.00	13.53
69000	Transfer To Reserve	0.00	7884.15		0.00			0.00
	TOTAL GROUNDS EXP:	69,017.24	48,479.64	67,941.89	34,791.28	55,000.00	65,650.00	67.54
	UTILITIES:							
70300	Electricity	2,760.73	2,104.81	3,588.67	3,191.69	3,000.00	3,600.00	3.70
70301	Electricity - Lift Station	77.13					0.00	0.00
70800	Waste Removal	23,924.77	37,059.27	16,467.17	10,206.00	15,000.00	17,000.00	17.49
70900	Water	58,918.57	77,159.83	75,691.93	58,048.34	78,000.00	80,000.00	82.30
70901	Sewer							
	TOTAL UTILITY EXP:	85,681.20	116,323.91	95,747.77	71,446.03	96,000.00	100,600.00	
	RESERVES:	0.00	0.00		34,494.84	0.00	38,000.00	39.09
	TOTAL EXPENSE:	97,847.30	90,011.06	106,918.66	100,797.79	97,045.12	250,437.22	257.65
	NET INCOME:	76,556.45	115,105.90	319,268.62	92,066.21	154,702.88	1,310.78	1.35

Reserve Study (2023):

Reserve Contribution Recommended: \$14,000/month (\$168k/year)