

Bradbury Condominiums						
2026 Budget Summary						
				\$40.00 Increase \$320.00/month		
		2025 Budget	2025 Actuals / Projected	2026 Budget		Notes
Income						
	Condo fee Income	\$60,480.00	\$60,480.00	\$69,120.00		
	Interest Income	\$0.00	\$42.00	\$1,440.00		
	Late Fee/NSF/Misc	\$0.00	\$0.00	\$0.00		
Total Income		\$60,480.00	\$60,522.00	\$70,560.00		
Operating Expenses						
	Repairs & Maintenance	\$5,300.00	\$800.00	\$5,300.00		Includes landscape projects
	Snow Removal	\$14,000.00	\$13,000.00	\$14,000.00		Mild winter last year was less expensive than budgeted
	Lawn Care	\$8,000.00	\$7,680.00	\$8,000.00		
	Gas & Electric	\$780.00	\$415.00	\$550.00		
	Water & Sewer Utility	\$3,250.00	\$2,442.00	\$3,000.00		
	Insurance	\$19,500.00	\$19,800.00	\$26,325.00		Projecting another 35% increase
	Management Fees	\$5,400.00	\$5,184.00	\$6,912.00		New management company
	Administrative/Legal	\$100.00	\$65.00	\$100.00		
	Pest Control	\$505.00	\$524.00	\$525.00		
	Postage	\$75.00	\$100.00	\$50.00		
	Bank Fees	\$600.00	\$707.00	\$700.00		We will be switching banks, uncertain about amount
	Taxes	\$175.00	\$150.00	\$175.00		
Total Expenses		\$57,685.00	\$50,867.00	\$65,637.00		
Net Operating Income		\$2,795.00	\$9,655.00	\$4,923.00		
	Reserve Fund Contribution	\$2,795.00	\$2,795.00	\$4,923.00		We should to be above 5% of Income, and would like to prepare for additional capital projects in the coming years, such as asphalt replacement in ~5 years
Capital Expenses						
	Asphalt Repair	\$5,000.00	\$7,215.70			
Reserve Fund Change		-\$2,205.00	-\$4,420.70			
Fund Balances						
	Operating Account	\$38,132.50				
	Reserve Account	\$36,278.04				