

HARRODS CREEK OVERLOOK CONDOMINIUMS
2026 Operating Budget

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	2026 Budget	2025 Estimate
1 Revenues:														
2 Condominium Fees	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 18,635	\$ 223,624	\$ 195,818
3 Special Assessment	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	-
4 Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	50
5 Interest Income	25	25	25	25	25	25	25	25	25	25	25	25	300	871
6 Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7 Total	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	247,924	196,739
8														
9 Expenses:														
10 Bldg Repairs & Maint	2,000	1,000	1,000	1,000	3,500	5,000	5,000	2,000	2,000	500	500	500	24,000	17,000
11 Elevator Repairs & Maint	608	608	858	608	638	888	638	638	888	638	638	849	8,500	9,680
12 Insurance	-	11,250	-	-	11,250	-	-	11,250	-	-	11,250	-	45,000	41,319
13 Janitorial/Handyman - Bldg	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	19,000	19,000
14 Irrigation	-	-	-	-	1,000	500	-	-	-	-	-	-	1,500	1,500
15 Landscaping & Lawn Care	-	-	1,000	5,500	9,000	5,000	5,000	5,000	3,500	1,000	-	-	35,000	26,000
16 Legal & Prof	-	-	-	1,500	250	-	-	250	-	-	-	-	2,000	1,800
17 Misc Office, Taxes, & Ent	125	125	125	125	125	125	125	125	125	125	125	125	1,500	1,500
18 Pest Control	-	400	-	-	400	400	-	400	-	-	400	-	2,000	2,000
19 Property Mgmt Fee	410	410	410	410	410	410	410	410	410	410	410	410	4,920	4,800
20 Sec/Tel/Life Safety/Fire	1,000	500	500	500	500	500	500	1,000	500	3,500	500	500	10,000	23,500
21 Snow & Ice Removal	1,000	750	250	-	-	-	-	-	-	-	-	-	2,000	3,750
22 Utilities - Electric	1,300	1,200	1,200	950	950	950	950	1,000	1,000	1,000	1,200	1,300	13,000	12,900
23 Utilities - Water	2,500	2,500	2,500	2,500	3,000	3,500	4,000	4,000	3,500	2,250	2,250	2,500	35,000	40,000
24 Window Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	3,180
25 Reserve Transfers	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	20,000
26 Fountain	-	-	-	-	500	-	-	-	-	-	-	-	500	500
27 Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28 Total	12,193	21,993	11,093	16,343	34,773	20,523	19,873	29,323	15,173	12,673	20,523	9,434	223,920	228,429
29 Net Revenue/(Deficit)	\$ 8,467	\$ (1,333)	\$ 9,567	\$ 4,317	\$ (14,113)	\$ 137	\$ 787	\$ (8,663)	\$ 5,487	\$ 7,987	\$ 137	\$ 11,226	\$ 24,004	\$ (31,690)