

| Sussex Square Condominium Council 2026 Budget     | Annual Budget<br>2025 | Proposed Budget<br>2026 | Notes   |
|---|-----------------------|-------------------------|---|
| <b>Income</b>                                     |                       |                         |   |
| Assessment Income                                 | 384150                | 384150                  | 0% increase   |
| Interest Income - Association                     | 0                     | 0                       |   |
| Total Operating Income                            | 384150                | 384150                  |   |
| <b>Expenses</b>                                   |                       |                         |   |
| CPA Annual Audit                                  |                       | 500                     |   |
| CPA Monthly Reconciliation                        |                       | 1800                    |   |
| Electric Bill                                     | 14750                 | 14750                   | Should reduce with newly installed LED lights                 |
| Gas Bill  | 0                     | 0                       |   |
| Gutter Cleaning (Annual Mandatory)                |                       | 5200                    |   |
| HVAC Repairs                                      | 0                     | 0                       |   |
| Income Tax - Federal                              | 600                   | 0                       | budget in reserves  |
| Income Tax - State                                | 150                   | 0                       | budget in reserves  |
| Insurance Premium                                 | 70535                 | 82163                   | 6% increase   |
| Internet Service Fee                              | 0                     | 480                     | Internet service to meeting room                              |
| Landscaping (tot lot improvements?)               | 9500                  | 0                       | Prior work for tot lot and common area                        |
| Lawn Care   | 29525                 | 29525                   | Price Landscaping indicates no increase!                      |
| Legal   | 2500                  | 2500                    | New attorney uses deferred billing.                           |
| Legal Resident Agent Annual Fee                   |                       | 50                      |   |
| Management Fees                                   | 10770                 | 11260                   | reflects 5% increase effective 7/1/25                         |
| Office Supplies                                   | 0                     | 0                       |   |
| Pool Utilities (26.5% of electric, phone & water) | 800                   | 3300                    | According to 26.5% of actual                                  |
| Pool Management                                   | 14500                 | 14500                   | contractual management  |
| Meeting Notices Printing, Postage and Delivery    | 400                   | 1014                    |   |
| Property Taxes                                    | 650                   | 650                     |   |
| <b>Reserve Contribution</b>                       | <b>95727</b>          | <b>127057</b>           |   |
| Snow Removal                                      | 9000                  | 9000                    | ADRM suggested \$11,334. Will control costs better this year. |
| Surveyor  |                       | 3000                    |   |
| Trash Removal                                     | 49332                 | 38402                   |   |
| Bulk Trash Removal                                | 1800                  | 1800                    | 150 per month is what was approved                            |
| Water Bill  | 42000                 | 36599                   |   |
| Website Development Fees                          | 582                   | 600                     |   |
| Website Hosting Fees                              |                       |                         | \$60 / year due 2027  |
| Total Operating Expenses                          |                       | 384150                  |   |

Remaining to be budgeted

0



**Reserve Fund Expenses For 2026 (Pres's wish list)**

|  |       |               |  |
|--|-------|---------------|--|
| RS-x Pool Repairs/Maintenance                                    | 0     | 5000          | Reserve expense  |
| RS-33 SITE Retaining Walls Plantar Box Repairs & Erosion Control |       | 124000        | \$526,000 Estimate in Reserve Study  |
| RS-42 SITE Signage - Property Sign Repair & Paint                | 9200  | 700           |  |
| RS-0 SITE Signage - bulk trash and tot lot                       | 1500  | 1500          |  |
| RS-0 SITE Grounds Resurfacing                                    |       | 11000         | Price landscaping proposal   |
| RS-23 BUILDING 581 Door and restoration Completion               |       | 1000          |  |
| RS-0 BUILDING Iron Railings Repairs                              |       | 1000          |  |
| RS-0 BUILDING Deck foundation Structure bring to Code (568)      |       | 2000          |  |
| RS-22 BUILDING Meeting Room Refurbishment (HVAC Replace)         |       | 0             | Move \$6000 to 2027 Savings in gas alone is payoff in 5 years)   |
| RS-30 LANDSCAPE Tree Trimming (annual)                           | 0     | 0             | Resume \$5000 in 2027  |
| RS-0 BUILDING Sewer backup clear and repairs                     |       | 5000          | 5 incidences   |
| RS-0 BUILDING Sewer backup mitigation                            | 3000  | 8500          |  |
| RS-0 BUILDING Sewer backup - unit restoration                    | 4000  | 8000          |  |
| RS-0 BUILDING Structural Repairs and Maintenance (Soffits, e     | 0     | 0             | Defer to 2027  |
| RS-26 BUILDING Roof Gutters Repairs and Maintenance              | 10000 | 0             | Defer to 2027  |
| RS-0 BUILDING Water Supply Line Repairs                          | 0     | 0             |  |
| <b>Total Reserve Spending Upcoming Year (2026)</b>               |       | <b>167700</b> |  |
| <b>Total Reserve Savings</b>                                     |       | <b>-40643</b> | This is the reduction in the reserve accounts realized at the end of 2026 taking the reserve account to approximately \$168,000. |

\*\*RS-[00] refers to the line item number on the reserve study page 17.

\*\*RS-0 refers to the something that needs added to the reserve study.

\*\*RS-x refers to the first 15 line items on the reserve study that are pool repairs which we are not responsible for. We are only responsible for 26% of these expenses and The Pointe governs what those expenses are.