Sussex Square Condominium Council 2027 Proposed Budgets Review	Annual Budget 2026	Proposed Budget #1 2027	Proposed Budget #2 2027	Proposed Budget #3 2027	Notes
Income					
Assessment Income	384,150.00	390000	397800	405600	
Interest Income - Association	0.00				
Total Operating Income	384,150.00	390000	397800	405600	
Operating Expenses					
CPA Annual Audit		500	500	500	
CPA Monthly Reconciliation					
Electric Bill	14,750.00	12000	12000	12000	Should reduce with newly installed LED lights
Gas Bill	0.00	670	670	670	
Gutter Cleaning (Annual Mandatory)(Moved below)			0	0	
HVAC Repairs	0.00	0	0	0	
Income Tax - Federal & State	600.00	5100	5100	5100	budget in reserves
Insurance Premium	82,163.01	90000	90000	90000	6% increase
Internet Service Fee	480.00	0	0	0	Internet service to meeting room
Landscaping (tot lot improvements?)	0.00	0	0	0	Prior work for tot lot and common area
Lawn Care	29,525.00	31200	31200	31200	Price Landscaping indicates no increase!
Legal	2,500.00	3500	3500	3500	New attorney uses deferred billing.
Legal Resident Agent Annual Fee	50.00	50	50	50	
Management Fees	11,260.01	11300	11300	11300	reflects 5% increase effective 7/1/25
Office Supplies	0.00	0	0	0	
Pool Utilities (26.5% of electric, phone & water)	3,300.00	3300	3300	3300	According to 26.5% of actual
Pool Management	14,500.00	14500	14500	14500	contractual management
Meeting Notices Printing, Postage and Delivery	1,014.00	500	500	500	
Property Taxes	650.00	675	675	675	
Reserve Contribution	**127,057.00**	**111555**	**117405**	**125205**	
Snow Removal	9,000.00	9000	9000	9000	
Surveyor (See below)	3,000.00	0	0	0	
Trash Removal	38,401.67	43500	43500	43500	
Bulk Trash Removal	1,800.00	1800	1800	1800	150 per month is what was approved
Water Bill	36,599.13	45000	45000	45000	
Website Development Fees	600.00		0	0	
Website Hosting Fees					$60 / year due 2027
Total Operating Expenses		384150	390000	397800	
	Remaining to be budgeted	0	0	0	

Reserve Fund Expenses For 2027 (Pres's wish list)					
RS-17.1 BUILDING 11 - Basement Circuit Breaker Box Replac		2800	2800	2800	
RS-0 BUILDING Deck foundation Structure bring to Code (ren		15000	15000	15000	
RS-31 SITE-Postal-mailbox clusters (3) Norwood		6600	6600	6600	
RS-19.3 BUILDING 4 - replace door, frame, and threshold witl		5000	5000	5000	
Subtotal non-recurring		**29400**	**29400**	**29400**	
Annual Ongoing Reserve Expenses					
RS-x Pool Repairs/Maintenance	0.00	5000	5000	5000	Reserve expense
RS-30 LANDSCAPE Tree Trimming (annual)	0.00	5000	5000	5000	
RS-0 BUILDING Sewer backup clear and repairs	5,000.00	25000	25000	25000	5 incidences
RS-0 BUILDING Sewer backup mitigation	8,000.00	8000	8000	8000	
RS-0 BUILDING Sewer backup - unit restoration	8,000.00	15000	15000	15000	
RS-0 BUILDING Structural Repairs and Maintenance (Soffits,	0.00	2000	2000	2000	
RS-26 BUILDING Roof Gutters Repairs and Maintenance	0.00	5200	5200	5200	
Subtotal annual recurring		**65200**	**65200**	**65200**	
Total Reserve Spending Upcoming Year (2026)		94600	94600	94600	
Total Reserve Savings		16955	22805	30605	This is the addition / reduction in the reserve accounts realized at the end of 2027 taking the reserve account to approximately $199,000, 212,000, or 220,000 respectively.

Required Reserve Savings as per Modified Reserve Study	44034
credit Subtotal non-recurring	29400
Balance Required	**14634**

**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.