

GARDEN WALK CONDOMINIUM ASSOC.

2026 PROPOSED OPERATING BUDGET

January 1, 2026 - December 31, 2026

		2025 ADOPTED BUDGET	2025 SEPT ACTUAL	2025 PROJECTED	2026 Estimated BUDGET
REVENUE	MEMBER ASSESSMENT				
	Per Month Per Unit - 174 Units	\$381.00			\$385.80
	Per Year Per Unit	4,571.98			\$4,629.58
	MEMBER ASSESSMENT	795,524.00	\$598,684.00	\$795,524.00	\$805,547.58
	ASSOCIATION OWNER UNIT	35,400.00	\$17,291.00	\$23,054.67	\$25,000.00
EXPENSES & RESERVES					
ADMINISTRATION					
6010	CPA	800	\$300.00	\$400.00	7,000
6020	Postage/Printing	2,500	\$1,412.00	\$1,882.67	2,500
6030	Oper. Bank Charges	1,400	\$379.00	\$505.33	500
6040	Attorney	6,000	\$5,607.00	\$7,476.00	6,000
6050	Management Fees	28,911	\$19,518.00	\$24,318.00	20,000
6070	Misc. Admin. Expense	2,000	\$3,207.00	\$4,276.00	4,000
6703	Annual Corporate Report	62	\$62.00	\$61.25	62
6710	Income Tax	6,000	\$5,912.00	\$5,912.00	6,000
6750	Division Fees	700		\$700.00	700
	TOTAL ADMINISTRATION	\$48,373.00		\$45,531.25	\$46,762.00
BUILDING					
6110	Fire & Safety	2,500	\$3,371.00	\$4,494.67	4,500
6120	Pest/Termite Control	18,500	\$16,275.00	\$21,700.00	22,000
6130	Plumbing	3,000		\$0.00	
6170	Electric Maintenance	3,000		\$0.00	
6229	Roof Maintenance	15,000	\$25,048.00	\$33,397.33	34,000
6230	Bldgs. Maintenance	61,800	\$18,539.00	\$24,718.67	40,000
6236	Association Owned Units	2,000	\$708.00	\$944.00	1,000
	TOTAL BUILDING	\$105,800.00		\$85,254.67	\$101,500.00
GROUNDS					
6105	Security Expense	\$28,000.00	\$16,254.00	\$28,000.00	28,000
6140	Grounds Maintenance/Contract	\$41,400.00	\$33,320.00	\$44,426.67	36,060
6142	Misc. Grounds/Landscaping	\$20,000.00	\$4,215.00	\$5,620.00	10,000
6143	Tree Trimming	\$7,000.00	\$250.00	\$7,000.00	7,000
6150	Irrigation Maintenance & Repairs	\$3,000.00	\$4,957.00	\$6,609.33	5,000
6160	Lake Maintenance	1,550	\$1,125.00	\$1,500.00	1,600
	Janitorial Maintenance	0	\$16,748.00	\$21,548.00	25,000
6181	Fence	2,000		\$0.00	2,000
6280	Golf Cart Expense	2,000		\$1,000.00	2,000
	TOTAL GROUNDS	\$104,950.00		\$115,704.00	\$116,660.00
LOAN					
6713	Loan Expense	76,500	\$56,391.00	\$75,188.00	78,852
6716	Amortization (Loan Closing Costs)	399	\$60.68	\$80.91	399
	TOTAL LOAN	\$76,899.00		\$75,268.91	\$79,251.00
OTHER EXPENSES					
6720	Insurance	\$175,000.00	\$108,831.00	\$145,108.00	160,000
6721	Insurance Appraisal	\$0.00		\$0.00	
6730	Bad Debt	\$2,000.00		\$2,000.00	2,000
	TOTAL OTHER	\$177,000.00		\$147,108.00	\$162,000.00
PAYROLL					
6810	Payroll	\$65,000.00	\$4,575.00	\$4,575.00	0
	TOTAL PAYROLL	\$65,000.00		\$4,575.00	\$0.00
POOL/RECREATION					
6200	Pool/Spa Maintenance	9,000	\$8,032.67	\$10,710.23	9,000
6263	Fitness Equipment Maint.	1,300	\$340.00	\$453.33	1,000
6611	Pool Heat	4,500	\$3,374.33	\$4,499.11	3,000
6701	Pool/Spa Permit	250	\$500.00	\$500.00	500
	TOTAL POOL/RECREATION	15,050		\$16,162.67	\$13,500.00
UTILITIES					
6600	Cable/Phone/Internet	9,100	\$4,184.96	\$5,579.95	3,000
6610	Electricity	6,800	\$5,676.00	\$7,568.00	8,000
6640	Water/Sewer/Trash	132,000	\$114,192.00	\$152,256.00	162,000
	Recycling	300	\$243.00	\$324.00	350
6643	Trash Compactor	10,000	\$7,085.00	\$9,446.67	10,000
	TOTAL UTILITIES	158,200		\$175,174.61	\$183,350.00
TOTAL OPERATING EXPENSES		\$751,272.00		\$664,779.10	\$703,023.00
RESERVES					
7015	Roofs	18,280		\$18,279.79	66,346
7011	Paving	13,790		\$13,789.68	13,254
7010	Painting	14,000		\$14,000.00	13,828
7012	Pool	2,286		\$2,285.71	2,272
7013	Plumbing	31,837		\$31,837.30	31,824
	TOTAL RESERVES	80,192	\$59,987.00	\$80,192.48	\$127,525
TOTAL EXPENSES & RESERVES		\$831,464.48		\$744,971.59	\$830,548