# Castle #11 Condominiun Inc. Final 2026 Operating Budget

| | 2026 Budget | |
|---|---|---|
| **Ordinary Income/Expense** | | |
| **Income** | | |
| **Maintenance Fees** | | |
| 1 Bedroom from $450.00 to $460 .00 | $ | 452,640.00 |
| 2 Bedroom from $465.00 to $475.00 | $ | 114,000.00 |
| Late Fees | $ | 1,500.00 |
| Reimbursed Return Check fees | $ | 100.00 |
| **Total Maintenance Fees** | $ | 568,240.00 |
| **Other Income** | | |
| Background Checks Income | $ | 1,500.00 |
| Estoppel Certification Income | $ | 1,000.00 |
| Reimbursed Legal fees | $ | 1,000.00 |
| Seasonal rental application | $ | 1,100.00 |
| Laundry Machines increase to ($1.25) | $ | 11,250.00 |
| Other Income (Fobs / Keys / ETC)) | $ | 1,650.00 |
| Tool Equipment Rental | $ | - |
| CD Interest | $ | 2,500.00 |
| Reserve fund Interest | $ | 106.56 |
| **Total Gross Income** | **$** | **588,346.56** |
| **Expenses** | | |
| **Office Expense** | | |
| Office Supplies | $ | 150.00 |
| Computer Equip & Subscriptions | $ | 475.00 |
| Telephone / Internet Expense | $ | 1,800.00 |
| Postage and Delivery | $ | 475.00 |
| Printing and Reproduction | $ | 148.89 |
| Bookkeeper | $ | 6,000.00 |
| Bus License, Corp Fees & Certs | $ | 3,000.00 |
| **Total Office Expense** | **$** | **12,048.89** |
| Janitorial Expense | $ | 13,200.00 |
| Pest control | $ | 4,650.00 |
| **Landscaping and Groundskeeping** | | |
| Irrigation | $ | 500.00 |
| Grass Cutting | $ | 6,000.00 |
| Tree Trimming | $ | 3,000.00 |
| Miscellaneous Landscaping | $ | 200.00 |
| **Total Landscaping & Grounds** | **$** | **9,700.00** |

## Castle #11 Condominiun Inc. Final 2026 Operating Budget

| | 2026 Budget | |
|---|---|---|
| Master Assoc Fee (Club House) | $ | 83,232.00 |
| Property Mgt Fee (NF Team) | $ | - |
| Background Checks Expense | $ | 160.00 |
| **Total Management/Assoc. fees** | **$** | **83,392.00** |
| **Insurance Expense** | | |
| General Liability Insurance | $ | 107,000.00 |
| Worker's Compensation | $ | 550.00 |
| **Total Insurance Expense** | **$** | **107,550.00** |
| **Professional Fees** | | |
| **Accounting Fees** | $ | 4,000.00 |
| **Legal Expense** | | |
| Straley / Otto P. A. | $ | 1,500.00 |
| Legal Expense - Other | $ | - |
| **Total Professional Fees** | **$** | **5,500.00** |
| **Repairs and Maintenance** | | |
| Security Cameras | $ | 9,000.00 |
| Roof Repair | $ | - |
| Cost of Labor Jeff Maintenance | $ | 9,000.00 |
| Lobby Renovations / Decoations | $ | 100.00 |
| Parking lot Repairs and Maint. | $ | 1,500.00 |
| **Balcony restoration** | **$** | **-** |
| Laundry Machine expense | $ | 3,000.00 |
| Miscellaneous Maintenance | $ | 4,465.83 |
| Electrical Maint. (Building) | $ | 200.00 |
| Elevator Maintenance (Building) | $ | 4,800.00 |
| Plumbing Maint. (leak detection) | $ | 500.00 |
| Air Conditioning Maint. (Build) | $ | 4,500.00 |
| **Total Repairs and Maintenance** | **$** | **37,065.83** |
| **Meeting Expense** | **$** | **250.00** |
| **Utilities** | | |
| Water / Sewer/ Garbage | $ | 104,000.00 |
| Electric | $ | 16,000.00 |
| **Total Utilities** | **$** | **120,000.00** |
| **Reserve Fund Contributions** | **$** | **194,989.84** |
| **Total Expense** | **$** | **588,346.56** |
| **Net Ordinary Income** | **$** | **0.00** |

# Castle #11 Condominium Inc.
# Final Reserve Account Funding
# 2026

| ITEM | Effective Age In Years | Remain. life in Yrs | Estimated Cost of replacement | Opening Bal 1/1/2026 | Added in 2026 | Estimated Closing Bal. 12/31/2026 | Balance to Fully Fund | Percent funded | Monthly Contribution |
|---|---|---|---|---|---|---|---|---|---|
| **SIRS Reserve fund Roofing** | **17** | 9 | $ 525,000.00 | $ 83,540.76 | $ 49,051.03 | $ 132,591.79 | $ 392,408.21 | **25%** | $ 4,087.59 |
| **SIRS Reserves Structural** | **53** | 17 | $ 296,500.00 | $ - | $ 17,441.18 | $ 17,441.18 | $ 279,058.82 | **6%** | $ 1,453.43 |
| **SIRS Floors and Roof Deck** | **53** | 17 | $ 157,500.00 | $ - | $ 9,264.71 | $ 9,264.71 | $ 148,235.29 | **6%** | $ 772.06 |
| **SIRS Foundation** | **53** | 17 | $ 29,650.00 | $ - | $ 1,744.12 | $ 1,744.12 | $ 27,905.88 | **6%** | $ 145.34 |
| **SIRS Fire Alarms System** | **10** | 17 | $ 125,000.00 | $ - | $ 7,352.94 | $ 7,352.94 | $ 117,647.06 | **6%** | $ 612.75 |
| **SIRS Domestic Plumbimg Sys.** | **53** | 17 | $ 200,000.00 | $ - | $ 11,764.71 | $ 11,764.71 | $ 188,235.29 | **6%** | $ 980.39 |
| **SIRS Electrical** | **53** | 17 | $ 222,375.00 | $ - | $ 13,080.88 | $ 13,080.88 | $ 209,294.12 | **6%** | $ 1,090.07 |
| **SIRS Painting Water\proofing** | **1** | 11 | $ 61,000.00 | $ 5,332.84 | $ 5,060.65 | $ 10,393.49 | $ 50,606.51 | **17%** | $ 421.72 |
| **SIRS Common area Windows** | **6** | 17 | $ 12,000.00 | $ - | $ 705.88 | $ 705.88 | $ 11,294.12 | **6%** | $ 58.82 |
| **Reserve fund Paint & Carpet** | **8** | **1** | **$ 60,000.00** | **$ 40,000.00** | $ 20,000.00 | $ 60,000.00 | $ - | **100%** | $ 1,666.67 |
| **Reserve fund Paving** | **10** | **5** | **$ 125,000.00** | **$ 36,735.16** | $ 17,652.97 | $ 54,388.13 | $ 70,611.87 | **44%** | $ 1,471.08 |
| **Reserve fund Elevators** | **1** | **20** | **$ 125,000.00** | **$ 18,250.87** | $ 5,337.46 | $ 23,588.33 | $ 101,411.67 | **19%** | $ 444.79 |
| **Reserve fund Plumb Main line** | **53** | **2** | **$ 20,000.00** | **$ 13,000.00** | $ 3,500.00 | $ 16,500.00 | $ 3,500.00 | **83%** | $ 291.67 |
| **Reserve Emergency Fund** | **1** | **4.5** | **$ 200,000.00** | **$ 51,350.04** | $ 33,033.32 | $ 84,383.36 | $ 115,616.64 | **42%** | $ 2,752.78 |
| **Reserve Interest** | | | | | | | | | |
| **Totals** | | | **$ 2,159,025.00** | **$ 248,209.67** | **$ 194,989.84** | **$ 443,199.51** | **$ 1,715,825.49** | | **$ 16,249.15** |