

Club Cortile Condominium Association, Inc.

2026 APPROVED BUDGET (116 Units)

January 1, 2026 - December 31, 2026

	Account	Description	2025 Budget	2026 Budget
Operating Accounts				
Income Accounts				
INCOME				
	40-4000-00	Assessment	\$487,197.56	\$501,125.84
	40-4010-00	Late Fees	\$0.00	\$0.00
	40-4015-00	Interest on Delinquent Accounts	\$0.00	\$0.00
	40-4025-00	Interest Income- Reserves	\$0.00	\$0.00
	40-4030-00	Allocate Reserve Interest	\$0.00	\$0.00
	40-4035-00	Capital Contribution	\$10,000.00	\$0.00
	40-4070-00	CC&R Violations	\$0.00	\$0.00
	40-4085-00	Legal Fees	\$0.00	\$0.00
	40-4100-00	NSF/Bank Fees	\$0.00	\$0.00
	40-4105-00	Parking Pass	\$0.00	\$0.00
	40-4125-00	Work Orders- Income	\$0.00	\$0.00
Income Accounts Total			\$497,197.56	\$501,125.84
Expense Accounts				
ADMINISTRATIVE & MANAGEMENT				
	50-5000-00	Management Fees	\$15,347.00	\$16,114.36
	50-5005-00	Accounting Fees	\$1,650.00	\$5,500.00
	50-5020-00	Bad Debt	\$2,000.00	\$1,500.00
	50-5025-00	Bank Fees/Coupons	\$275.00	\$475.00
	50-5030-00	Condo Division Fees	\$464.00	\$464.00
	50-5035-00	Corporate Annual Report	\$62.00	\$61.25
	50-5045-00	Legal Fees Expenses	\$500.00	\$1,500.00
	50-5065-00	Office Supplies	\$0.00	\$0.00
	50-5070-00	Other Admin Expense	\$1,500.00	\$850.00
	50-5075-00	Postage & Delivery	\$1,000.00	\$2,000.00
	50-5080-00	Printing/Copies	\$300.00	\$500.00
TAXES & INSURANCE				
	55-5515-00	Insurance - Multiperil	\$82,000.00	\$89,000.00
	55-5550-00	Master Assoc Dues	\$297,200.12	\$258,942.97
BUILDING MAINTENANCE				
	60-6000-00	Exterior Building Maintenance	\$5,100.00	\$3,125.84
	60-6010-00	Backflow Testing	\$335.00	\$335.00
	60-6015-00	Building/Hallway Lighting	\$500.00	\$100.00
	60-6030-00	Electrical	\$100.00	\$100.00

	60-6040-00	Fire Alarm Monitoring/Inspec	\$3,000.00	\$3,200.00
	60-6045-00	Fire Alarm Repairs/Maint	\$3,000.00	\$12,000.00
	60-6075-00	Plumbing	\$100.00	\$100.00
	60-6085-00	Roof	\$1,500.00	\$5,000.00
GROUNDS MAINTENANCE				
	62-6260-00	Pest Control	\$3,160.00	\$2,500.00
	62-6290-00	Sidewalk	\$0.00	\$500.00
RESERVE FUNDING EXPENSES				
	90-9000-00	Pooled Reserve Funding	\$78,104.44	\$97,257.42
Expense Accounts Total			\$497,197.56	\$501,125.84
Operating Accounts Net			\$0.00	\$0.00

<u>Owner Assessment (Per Unit)</u>		
	<u>2025</u>	<u>2026</u>
Annual Dues	\$4,199.98	\$4,320.05
Monthly Dues	\$350.00	\$360.00