

Town North Condominiums Association

Budget Overview: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL
Income	
Association Dues	222,600.00
Laundry	3,600.00
Storage Unit Rental	2,100.00
Total Income	\$228,300.00
GROSS PROFIT	\$228,300.00
Expenses	
Administration	
Contracted Services	
Financial Services	1,000.00
HOA Admin Contractor	6,000.00
On-Site Contractor	19,200.00
Total Contracted Services	26,200.00
Online and Technology	
Qbooks Subscription Fee	1,500.00
Total Online and Technology	1,500.00
Operations	
Credit Card Fees, Bank Fees	900.00
Insurance	22,800.00
Meeting Expenses	300.00
Office Supplies, Postage	300.00
Total Operations	24,300.00
Total Administration	52,000.00
Grounds	
Grounds Repair & Maintenance	3,500.00
Irrigation Repair & Maintenance	1,000.00
Landscape Repair & Maintenance	3,500.00
Pool & Rec. Repair & Maintenance	2,500.00
Total Grounds	10,500.00
Property	
Exterior Repair & Maintenance	
General Conditions	6,000.00
HVAC	6,500.00
Window Cleaning	3,500.00
Total Exterior Repair & Maintenance	16,000.00
Interior Maintenance & Repair	
Common Area Cleaning	12,000.00
General Conditions	6,000.00
Total Interior Maintenance & Repair	18,000.00
Utilities	
Electric & Gas	8,400.00
Trash & Recycle	12,000.00
Water & Sewer	30,000.00

Town North Condominiums Association

Budget Overview: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL
Total Utilities	50,400.00
Total Property	84,400.00
Unit 16	
Repair & Maintenance	500.00
Utilities(PHONE, Internet)	2,400.00
Total Unit 16	2,900.00
Total Expenses	\$149,800.00
NET OPERATING INCOME	\$78,500.00
Other Income	
Interest Income	2,400.00
Total Other Income	\$2,400.00
Other Expenses	
Special Assessment Expense	100,000.00
Total Other Expenses	\$100,000.00
NET OTHER INCOME	\$ -97,600.00
NET INCOME	\$ -19,100.00