

Penrose Plaza 2026 Budget Worksheet

	2026 Budget	
HOA Dues	\$	203,050.00
2024 Special Project Catch Up*	\$	-
2025 Special Projects**	\$	-
Interest Income		
Mechanical Reserve	\$	-
General Reserve Savings	\$	100,000.00 *
Total Income****	\$	303,050.00
Insurance Expense	\$	21,500.00
Building Maintenance		
Access System	\$	1,500.00
Alarm System Repair	\$	2,500.00
Alarm System Testing	\$	5,000.00
Asphalt Maintenance	\$	1,000.00
Backflow Maintenance	\$	3,500.00
Boiler Repairs	\$	2,500.00
Drywall Repairs	\$	2,500.00
Electrical	\$	5,000.00
Fire Extinguisher Maintenance	\$	500.00
Janitorial	\$	15,000.00
Key and Lock Repair	\$	1,000.00
Gutter Maint.	\$	1,000.00
Plumbing Repairs	\$	5,000.00
Landscaping	\$	10,000.00
Misc Repairs	\$	2,500.00
Snow Removal	\$	12,000.00
Window Cleaning	\$	2,500.00
HVAC Repairs / Maintenance	\$	5,000.00
Building Supplies	\$	3,000.00
Elevator Maintenance	\$	4,000.00
Total Building Maintenance	\$	85,000.00
2025 Maintenance Projects		
Entry Sign / Marquis Signs	\$	-
Asphalt Maintenance	\$	-
Parking Signs	\$	15,000.00 Glycol Autofill
Exterior Lighting	\$	2,000.00 Lighting
Garage Entry Sealing/ Sandblasting	\$	5,000.00 Garage Sandblasting
Utilities		

Electric	\$	30,000.00
Trash	\$	15,000.00
Water	\$	4,000.00
Gas	\$	27,500.00
Telephone	\$	3,750.00
<u>Internet</u>	<u>\$</u>	<u>2,500.00</u>
Total Utilities	\$	82,750.00
Professional Fees		
Misc	\$	500.00
<u> Management Fees</u>	<u>\$</u>	<u>7,800.00</u>
Total Professional Fees	\$	8,300.00
Total Maintenance Expenses	\$	219,550.00
 General Reserve Savings	 \$	 83,500.00