

NORFOLK TOWN CENTER CONDOMINIUM

INCOME	Account Name	2025 Budget	2026 Budget
Income			
4000 -	Condo Fees	313,779	320,055
4010 -	Supplemental Fee	0	19,800
4310 -	Easement - Water Tower	4,225	8,702
4375 -	Solar	11,255	11,593
	Total Income	<u>329,259</u>	<u>360,150</u>
EXPENSE			
Repairs & Maintenance			
5000 -	General Repairs	8,000	13,000
5005 -	Unit Repairs	0	0
5010 -	Supplies - R & M	500	500
5020 -	Carpentry	0	0
5080 -	Pest Control	1,000	1,000
5100 -	Building Repairs	6,500	6,500
5110 -	Masonry	0	0
5122 -	Siding Trim - Exterior	0	0
5130 -	Roof Repairs	3,000	3,000
5248 -	Ventilation - Duct Cleaning	3,000	3,000
5260 -	Electrical Repairs	500	500
5350 -	Fire System Repairs	500	500
5360 -	Fire Sprinkler Repairs	0	0
5435 -	Storm Drain & Gutters	5,000	5,000
5445 -	Masonry Steps and Walks	27,000	20,000
	Total Maintenance	<u>55,000</u>	<u>53,000</u>
Contract Services			
5730 -	Fire Alarm Monitor Contract	4,032	4,032
5735 -	Fire Alarm Testing Contract	440	440
5740 -	Fire Sprinkler Service Contract	400	400
5796 -	CPM Access Assistance	500	500
	Total Contract Services	<u>5,372</u>	<u>5,372</u>
Landscape & Snow Removal			
5800 -	Landscape	35,310	37,080
5820 -	Irrigation System Maintenance	5,000	4,000
5845 -	Tree Shrub Care/Planting	5,500	5,000
5865 -	Snow Removal	32,000	32,000
	Total Landscape & Snow Removal	<u>77,810</u>	<u>78,080</u>

Account Name	2025 Budget	2026 Budget
Utilities		
6000 - Electricity	3,200	4,000
6010 - Water & Sewer	860	900
6015 - Waste Water Treatment Plant	103,503	122,290
Total Utilities	<u>107,563</u>	<u>127,190</u>
Insurance Policies		
7000 - Building Insurance	35,274	37,218
7020 - Umbrella Liability Insurance	962	1,059
7040 - Workers Compensation Directors & Officers	295	295
	1,714	1,385
Total Insurance	<u>38,245</u>	<u>39,957</u>
Administrative Office Expenses		
7120 - Bank Charges	0	0
7140 - Management Fee - CPM	18,200	19,110
7146 - Supervision Fee - CPM	2,700	0
7170 - Permit Fees	25	25
7190 - Administrative - Other	0	0
7200 - Office Expenses - CPM	650	698
7255 - Signs and Banners	500	500
7290 - Data Storage	375	375
Total Administrative Expenses	<u>22,450</u>	<u>20,708</u>
Professional Fees		
7400 - Accounting Fees	4,000	3,000
7405 - Income Tax Return	750	800
7410 - Legal Fees	17,000	20,300
7415 - Collection Fees	0	0
Total Professional Fees	<u>21,750</u>	<u>24,100</u>
Total Expenses	<u>328,190</u>	<u>348,407</u>
Profit / Loss	<u>1,069</u>	<u>11,743</u>