

Ethon House Condominium Association, Inc
Proposed Budget
1/1/2026 - 12/31/2026

			2025	2026
			Approved	Proposed
Expenses (Continued):			<u>Budget</u>	<u>Budget</u>
Utilities Expense:				
Water & Sewer:			\$7,000.00	\$7,300.00
Cable:			\$0.00	\$0.00
Electric:			\$2,400.00	\$2,700.00
Sanitation:			<u>\$14,100.00</u>	<u>\$14,850.00</u>
Total Utilities Expense:			\$23,500.00	\$24,850.00
Grounds & Pool Expense:				
Grounds Improvement Expense			\$500.00	\$500.00
Lawn Service, Fertilization & Pest Control:			\$5,000.00	\$5,300.00
Tree Trimming & Removal:			\$1,000.00	\$1,000.00
Grill Supplies & Cleaning:			\$500.00	\$300.00
Pool Service & Repairs:			<u>\$2,000.00</u>	<u>\$2,400.00</u>
Total Grounds Expense:			\$9,000.00	\$9,500.00
Reserve Expense (May be waived at the Budget Meeting):			\$0.00	\$241,150.00
Non-Allocated Contingency Fund Deposit:			<u>\$5,000.00</u>	<u>\$4,050.00</u>
Total Expenses:			\$118,981.00	\$362,050.00
Non-Allocated Contingency Reserve:				
(Estimated)				
		<u>12/31/2025:</u>	<u>12/31/2026:</u>	
Balance:		\$20,000.00	\$20,000.00	
Deposits:		\$0.00	\$4,050.00	
Year End Deposit:		<u>\$0.00</u>	<u>\$0.00</u>	
Ending Balance:		\$20,000.00	\$24,050.00	
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Ethon House Condominium Association, Inc.
Proposed Maintenance
2026

Fully Funded Reserve:							
(May be waived at the Budget Meeting)							
					Required	Required	
					Annual	Monthly	
			Estimated		2026	2026	Reserve
	Life	Remaining	Replacement	Reserve	Reserve	Reserve	Balance
	<u>Expectance</u>	<u>Life:</u>	<u>Cost:</u>	<u>Balance:</u>	<u>Deposit</u>	<u>Deposit</u>	<u>12/31/2026:</u>
Roof:	25	2	\$65,000.00	\$0.00	\$32,500.00	\$2,708.00	\$32,500.00
Painting:	10	1	\$35,000.00	\$0.00	\$35,000.00	\$2,917.00	\$35,000.00
Paving:	20	5	\$12,000.00	\$0.00	\$2,400.00	\$200.00	\$2,400.00
Pool:	25	3	\$15,000.00	\$0.00	\$5,000.00	\$417.00	\$5,000.00
Seawall:	35	0	<u>\$200,000.00</u>	<u>\$0.00</u>	<u>\$200,000.00</u>	<u>\$16,667.00</u>	<u>\$200,000.00</u>
			\$262,000.00	\$0.00	\$274,900.00	\$22,909.00	\$241,150.00
Proposed Maintenance 2026:							
			Proposed	Proposed		Proposed	Proposed
			Annual	Monthly		Annual	Monthly
		% of	Maintenance	Maintenance		Maintenance	Maintenance
	<u>Unit #:</u>	<u>Ownership:</u>	<u>Without Reserves:</u>	<u>Without Reserves:</u>		<u>With Reserves:</u>	<u>With Reserves:</u>
	1	0.07271	\$7,195.00	\$600.00		\$24,732.00	\$2,061.00
	2	0.05016	\$4,963.00	\$414.00		\$17,062.00	\$1,422.00
	3	0.07047	\$6,973.00	\$581.00		\$23,970.00	\$1,998.00
	4	0.05016	\$4,963.00	\$414.00		\$17,062.00	\$1,422.00
	5	0.05016	\$4,963.00	\$414.00		\$17,062.00	\$1,422.00
	6	0.07047	\$6,973.00	\$581.00		\$23,970.00	\$1,998.00
	7	0.05016	\$4,963.00	\$414.00		\$17,062.00	\$1,422.00
	8	0.07271	\$7,195.00	\$600.00		\$24,732.00	\$2,061.00
	9	0.07271	\$7,195.00	\$600.00		\$24,732.00	\$2,061.00
	10	0.05016	\$4,963.00	\$414.00		\$17,062.00	\$1,422.00
	11	0.07047	\$6,973.00	\$581.00		\$23,970.00	\$1,998.00
	12	0.06316	\$6,250.00	\$521.00		\$21,484.00	\$1,790.00
	13	0.06316	\$6,250.00	\$521.00		\$21,484.00	\$1,790.00
	14	0.07047	\$6,973.00	\$581.00		\$23,970.00	\$1,998.00
	15	0.05016	\$4,963.00	\$414.00		\$17,062.00	\$1,422.00
	16	<u>0.07271</u>	<u>\$7,195.00</u>	<u>\$600.00</u>		<u>\$24,732.00</u>	<u>\$2,061.00</u>
		100%	\$98,950.00	\$8,250.00		\$340,148.00	\$28,348.00
Figures Rounded Off							
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