

DREXEL PARK TOWNHOMES 1 CONDOMINIUM ASSOCIATION, INC.

PROPOSED BUDGET  
 JANUARY 1, 2026 - DECEMBER 31, 2026  
 BASED ON 120 UNITS

	2025 BUDGET	OPTION A RESERVE TRFR 2026 BUDGET	OPTION A RESERVE TRFR 2026 BUDGET	OPTION B NO RESERVE TRFR 2026 BUDGET	OPTION B NO RESERVE TRFR 2026 BUDGET
<b>INCOME:</b>					
03010 MAINTENANCE FEE INCOME	630,000.00	630,000.00	1,312.50	665,350.00	1,386.15
03915 PRIOR YEAR SURPLUS ROLLOVER	70,000.00	35,350.00	73.65	0.00	0.00
	700,000.00	665,350.00	1,386.15	665,350.00	1,386.15
<b>EXPENSES:</b>					
<b>ADMINISTRATIVE</b>					
05110 LICENSES, TAXES & FEES	1,250.00	1,250.00	2.60	1,250.00	2.60
05112 STATE FEES	200.00	200.00	0.42	200.00	0.42
05114 ANNUAL CONDO FEE	500.00	500.00	1.04	500.00	1.04
05120 OFFICE EXPENSE	6,500.00	6,250.00	13.02	6,250.00	13.02
05135 YEAR END REPORT/TAX PREP	4,300.00	4,600.00	9.58	4,600.00	9.58
00540 LEGAL FEES	3,000.00	2,500.00	5.21	2,500.00	5.21
05190 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00
<b>ADMINISTRATIVE</b>	15,750.00	15,300.00	31.88	15,300.00	31.88
<b>INSURANCE</b>					
05160 INSURANCE MULTIPERIL	300,000.00	235,000.00	489.58	235,000.00	489.58
<b>INSURANCE</b>	300,000.00	235,000.00	489.58	235,000.00	489.58
<b>UTILITIES</b>					
05205 ELECTRICITY - GATES	2,500.00	2,500.00	5.21	2,500.00	5.21
05206 ELECTRICITY - SPRINKLER	675.00	675.00	1.41	675.00	1.41
05207 ELECTRICITY - STREET LIGHTS	7,200.00	7,200.00	15.00	7,200.00	15.00
05208 ELECTRICITY - CLUBHOUSE	9,000.00	9,000.00	18.75	9,000.00	18.75
05209 ELECTRICITY - FOUNTAINS	2,500.00	2,500.00	5.21	2,500.00	5.21
05230 WATER & SEWER - GUARDHOUSE	1,000.00	1,000.00	2.08	1,000.00	2.08
05231 WATER & SEWER - CLUBHOUSE	1,200.00	1,200.00	2.50	1,200.00	2.50
05240 TELEPHONE	840.00	840.00	1.75	840.00	1.75
<b>UTILITIES</b>	24,915.00	24,915.00	51.91	24,915.00	51.91
<b>CONTRACTS</b>					
05100 MANAGEMENT CONTRACT	24,840.00	25,344.00	52.80	25,344.00	52.80
05310 CABLE TV/INTERNET	86,500.00	90,325.00	188.18	90,325.00	188.18
05320 FIRE ALARM MONITORING	571.00	611.00	1.27	611.00	1.27
05330 IRRIGATION CONTRACT	0.00	0.00	0.00	0.00	0.00
05340 JANITORIAL CLUBHOUSE	10,000.00	10,000.00	20.83	10,000.00	20.83
05350 LAKE MAINTENANCE	1,390.00	1,475.00	3.07	1,475.00	3.07
05405 LANDSCAPING CONTRACT	60,600.00	60,600.00	126.25	60,600.00	126.25
05410 PEST CONTROL - MONTHLY	5,400.00	5,400.00	11.25	5,400.00	11.25
05415 PEST CONTROL - MISC (BEE BROTHERS)	1,000.00	720.00	1.50	720.00	1.50
05420 PARKING ENFORCEMENT	3,250.00	3,250.00	6.77	3,250.00	6.77
05430 TERMITES CONTROL	0.00	0.00	0.00	0.00	0.00
05440 POOL MAINTENANCE	6,000.00	6,150.00	12.81	6,150.00	12.81
<b>CONTRACTS</b>	195,551.00	203,875.00	424.74	203,875.00	424.74
<b>REPAIRS/MAINTENANCE</b>					
05510 BUS SHELTER R&M	0.00	0.00	0.00	0.00	0.00
05520 CLUBHOUSE R&M	1,500.00	1,300.00	2.71	1,300.00	2.71
05530 GATE R&M	2,000.00	2,000.00	4.17	2,000.00	4.17
05535 GYM R&M	1,000.00	1,100.00	2.29	1,100.00	2.29
05537 IRRIGATION R&M	0.00	0.00	0.00	0.00	0.00
05538 POOL REPAIR/FINISH	0.00	0.00	0.00	0.00	0.00
05540 GENERAL REPAIRS & MAINTENANCE	10,000.00	10,000.00	20.83	10,000.00	20.83
05550 FIRE ALARM R&M	0.00	0.00	0.00	0.00	0.00
05560 PLAYGROUND IMP R&M	0.00	0.00	0.00	0.00	0.00
05570 FOUNTAIN R&M	600.00	632.00	1.32	632.00	1.32
05580 LANDSCAPE REPLACE/EXTRAS	1,000.00	500.00	1.04	500.00	1.04
05590 TREE TRIM/REPLACE	7,966.00	27,000.00	56.25	27,000.00	56.25
05595 RUST PREVENTION	2,800.00	2,800.00	5.83	2,800.00	5.83
05610 POWER WASHING	5,275.00	5,275.00	10.99	5,275.00	10.99
05620 DRAIN MAINTENANCE	0.00	0.00	0.00	0.00	0.00
05630 MULCH/SOIL	7,000.00	7,000.00	14.58	7,000.00	14.58
05640 WINDOW CLEANING	0.00	8,000.00	16.67	8,000.00	16.67
<b>REPAIRS/MAINTENANCE</b>	39,131.00	65,607.00	136.68	65,607.00	136.68
<b>SUBTOTAL OPERATING EXPENSES</b>	579,347.00	544,697.00	1,134.79	544,697.00	1,134.79
<b>RESERVE TRANSFERS</b>					
06010 RESERVE - PAVING	6,367.00	6,367.00	13.26	6,367.00	13.26
06020 RESERVE - ROOF	74,720.00	74,720.00	155.67	74,720.00	155.67
06030 RESERVE - PAINTING	15,000.00	15,000.00	31.25	15,000.00	31.25
06040 RESERVE - CONCRETE PAVERS	0.00	21,311.00	44.40	21,311.00	44.40
06050 RESERVE - CURBING	1,820.00	1,820.00	3.79	1,820.00	3.79
06060 RESERVE - SIDEWALKS	1,435.00	1,435.00	2.99	1,435.00	2.99
06070 RESERVE - POOL	14,000.00	0.00	0.00	0.00	0.00
06080 RESERVE - CLUBHOUSE GENERAL	7,311.00	0.00	0.00	0.00	0.00
<b>RESERVE TRANSFERS</b>	120,653.00	120,653.00	251.36	120,653.00	251.36
<b>TOTAL EXPENSES</b>	700,000.00	665,350.00	1,386.15	665,350.00	1,386.15
<b>NET INCOME / (LOSS)</b>	0.00	0.00	0.00	0.00	0.00

11/11/2025  
 "OPTION A  
 OF 2026 Budget  
 Approved"  
 MARC FRIEDSON  
 PRESIDENT

ROOF REPLACEMENT	25	8	1,673,733.00	1,068,661.77	75,634.00
STREET PAVING	20	7	118,486.00	73,919.44	6,367.00
BUILDING PAINTING	8	6	120,000.00	28,800.00	15,200.00
CONCRETE PAVERS	30	12	424,705.00	142,511.64	23,516.00
SIDEWALKS	50	37	66,000.00	12,913.84	1,435.00
CURBING	50	37	83,790.00	16,461.00	1,820.00
POOL	0	0	0.00	14,000.00	14,000.00
CLUBHOUSE-GENERAL	0	0	0.00	7,311.00	7,311.00
INTEREST	0	0	0.00	57,692.00	0.00
<b>TOTAL</b>			2,486,714.00	1,432,270.69	145,283.00

QUARTERLY ASSESSMENT  
 2025 1,312.50  
 OPTION A 2026 1,312.50  
 OPTION B 2026 1,386.15  
 Approved