

Washington Park Budget 01-01-2026 - 12-31-2026

GL Account		Annual
Income (Count: 9)		
09 - Revenue (Count: 9)		
40010 - Maintenance fee		\$1,246,739.32
40200 - Rental Income-Residential		\$30,000.00
40230 - Storage Unit Rental		\$5,525.00
40310 - Fines & Violations		\$1,500.00
40315 - Key Fee		\$100.00
40320 - Late Fee		\$1,500.00
40325 - Move In/Out Fee		\$8,000.00
40500 - Laundry Income		\$8,000.00
40510 - Licensing Agreement Income		\$0.00
		\$1,301,364.32
		\$1,301,364.32
Expense (Count: 44)		
10 - Administrative Expenses (Count: 14)		
50100 - Bank Fees		\$35.00
50130 - Dues/Subscriptions		\$0.00
50155 - Meeting Expense		\$0.00
50160 - Office Expense		\$1,900.00
50170 - Other Administrative Expense		\$0.00
50300 - Professional Fees - Acctg/Tax Prep		\$5,250.00
50340 - Professional Fees - Ins Oversight		\$2,500.00
50350 - Professional Fees - Legal Fees		\$2,500.00
50351 - Legal Fee Recoveries		-\$1,000.00
50370 - Management Fees		\$67,465.00
50430 - Taxes: Property		\$6,200.00
50600 - Insurance Expense		\$170,000.00
50640 - Insurance Expense - Flood		\$290,000.00
50670 - Insurance Expense--Workers Comp		\$800.00
		\$545,650.00
11 - Utility Expenses (Count: 4)		
51000 - Electricity		\$60,000.00
51100 - Gas		\$140,000.00
51300 - Water & Sewer		\$85,000.00
51410 - Telephone		\$750.00
		\$285,750.00
12 - Direct Building Expenses (Count: 23)		
52000 - Appliance Repair/Replacement		\$0.00
52010 - Carpentry Repairs		\$0.00
52015 - Carpet Cleaning/Repair		\$2,300.00
52055 - Electrical Repairs, Supplies		\$1,000.00
52140 - General Repairs & Maintenance		\$10,000.00
52180 - HVAC Contract		\$9,500.00
52185 - HVAC Repairs/Replacement		\$20,000.00

52245 - Lock Repair	\$300.00
52295 - Pest Control	\$3,300.00
52300 - Plumbing Repair/Replacement	\$20,000.00
52305 - Plumbing Contract	\$0.00
52320 - Pool Service Contract	\$14,800.00
52325 - Pool	\$14,800.00
52335 - Roof Drain & Gutter Repairs	\$3,500.00
52350 - R&M Supplies	\$10,000.00
52365 - Trash Removal	\$22,000.00
52520 - Fire Alarm System Contract	\$3,719.00
52530 - Fire Alarm System Maintenance	\$1,000.00
54000 - Janitorial Expense	\$10,500.00
55000 - Tree Pruning & Removal	\$0.00
55070 - Landscaping	\$2,750.00
55100 - Landscaping Contract	\$68,000.00
55500 - Snow/Ice Removal	\$70,000.00

\$287,469.00

13 - Personnel Expenses (Count: 2)

56500 - Payroll - Salaries and Wages	\$42,905.00
56850 - Payroll - Processing Fee	\$3,390.32

\$46,295.32

15 - Reserve Contribution (Count: 1)

59000 - Contribution to Reserves	\$150,000.00
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\$150,000.00

\$1,315,164.32

(\$13,800.00)