

Murray Park Condominiums 2026 Annual Budget (Final)							Approved:	11/5/2025
Revenues:	% of Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	Variance	% Change
Assessment Income	55.38%	180,968.00	188,205.00	191,860.00	208,736.00	237,150.00	28,414.00	13.61%
Reserve Income	44.62%	93,647.00	102,075.00	132,700.00	159,240.00	191,088.00	31,848.00	20.00%
Administrative Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Capital Contribution Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income (Other)		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Interest Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Late Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Lease Review Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Other Income (Payment Reversals)		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Violation Fee Income		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL INCOME.....	100.00%	274,615.00	290,280.00	324,560.00	367,976.00	428,238.00	60,262.00	16.38%
Expenses:	% of Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	Variance	% Change
Landscape Contract - Base	6.30%	21,600.00	22,500.00	21,000.00	27,000.00	27,000.00	0.00	0.00%
Landscape Services (Additional)	1.17%	2,500.00	3,000.00	2,500.00	2,000.00	5,000.00	3,000.00	150.00%
Irrigation	0.47%	2,000.00	2,000.00	1,500.00	2,500.00	2,000.00	-500.00	-20.00%
Total Ground & Maintenance Repair.....	7.94%	26,100.00	27,500.00	25,000.00	31,500.00	34,000.00	2,500.00	7.94%
Electric Lamping/Ballast - R&M	1.75%	1,500.00	1,500.00	4,500.00	6,500.00	7,500.00	1,000.00	15.38%
Exterior Roof R&M	0.47%	5,000.00	5,000.00	3,000.00	2,000.00	2,000.00	0.00	0.00%
General Bldg. - R&M	3.50%	15,000.00	15,000.00	17,250.00	15,000.00	15,000.00	0.00	0.00%
Gutters - R&M	0.00%	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00%
Pest Control Services	1.17%	1,000.00	2,000.00	2,000.00	6,000.00	5,000.00	-1,000.00	-16.67%
Plumbing R&M	0.47%	1,500.00	2,500.00	3,000.00	2,000.00	2,000.00	0.00	0.00%
Total Building & Repairs & Maintenance.....	7.36%	26,500.00	28,500.00	29,750.00	31,500.00	31,500.00	0.00	0.00%
Garbage & Recycle (Waste Management)	3.50%	11,000.00	11,500.00	11,500.00	11,500.00	15,000.00	3,500.00	30.43%
Garbage & Recycle (On-Site Management)	1.75%	3,000.00	3,000.00	4,000.00	6,000.00	7,500.00	1,500.00	25.00%
Electricity - Common Area	0.82%	3,000.00	3,000.00	3,000.00	3,500.00	3,500.00	0.00	0.00%
Water/Sewer (10.6% anticipated increase, COB > Ju	18.45%	67,000.00	67,000.00	67,500.00	72,000.00	79,000.00	7,000.00	9.72%
Utility Expenses.....	24.52%	84,000.00	84,500.00	86,000.00	93,000.00	105,000.00	12,000.00	12.90%
Administrative Fees (Copies, Pmt. Plans, Other)	0.08%	0.00	250.00	250.00	350.00	350.00	0.00	0.00%
Audit Fees	0.00%	2,250.00	2,250.00	2,250.00	0.00	0.00	0.00	0.00%
Bank Charges	0.19%	500.00	500.00	500.00	700.00	800.00	100.00	14.29%
General Liability Insurance	8.17%	16,000.00	18,500.00	21,650.00	25,000.00	35,000.00	10,000.00	40.00%
General Office Expenses	0.12%	500.00	500.00	500.00	500.00	500.00	0.00	0.00%
Legal Fees	0.47%	3,000.00	3,000.00	2,500.00	2,000.00	2,000.00	0.00	0.00%
Licenses/Fees/Permits	0.04%	150.00	50.00	150.00	150.00	150.00	0.00	0.00%
Management Fee - Base	5.49%	21,268.00	21,855.00	22,510.00	23,186.00	23,500.00	314.00	1.35%
Reserve Study Fee	0.20%	700.00	800.00	800.00	850.00	850.00	0.00	0.00%
Taxes, Income	0.82%	0.00	0.00	0.00	0.00	3,500.00	3,500.00	100.00%
Operating Expenses.....	15.56%	44,368.00	47,705.00	51,110.00	52,736.00	66,650.00	13,914.00	26.38%
Total Ground, Building, Utility, & Operating.....	55.38%	180,968.00	188,205.00	191,860.00	208,736.00	237,150.00	28,414.00	13.61%
Reserves.....	44.62%	93,647.00	102,075.00	132,700.00	159,240.00	191,088.00	31,848.00	20.00%
Calculated Expenses Plus Reserves.....	100.00%	274,615.00	290,280.00	324,560.00	367,976.00	428,238.00	43,416.00	16.38%
2026 Annual Budget (Final).....						428,238.00		

Murray Park Condominiums 2026 Fee Allocations (Final)								Approved:
Address	% Int.	'26 Dues	Oper. Amt.	Reser. Amt.	Difference	'25 Dues	'24 Dues	'23 Dues
14500	1.4957%	534	296	238	75	459.00	405.00	362.00
14501	0.8959%	320	177	143	45	275.00	242.00	217.00
14502	1.4957%	534	296	238	75	459.00	405.00	362.00
14503	0.8959%	320	177	143	45	275.00	242.00	217.00
14504	1.4957%	534	296	238	75	459.00	405.00	362.00
14505	1.4957%	534	296	238	75	459.00	405.00	362.00
14506	1.4957%	534	296	238	75	459.00	405.00	362.00
14507	1.4957%	534	296	238	75	459.00	405.00	362.00
14508	1.4957%	534	296	238	75	459.00	405.00	362.00
14509	1.0356%	370	205	165	52	318.00	281.00	251.00
14510	1.4957%	534	296	238	75	459.00	405.00	362.00
14511	1.0356%	370	205	165	52	318.00	281.00	251.00
14512	1.4957%	534	296	238	75	459.00	405.00	362.00
14513	1.3875%	495	274	221	70	425.00	376.00	336.00
14514	1.4957%	534	296	238	75	459.00	405.00	362.00
14515	1.3875%	495	274	221	70	425.00	376.00	336.00
14516	1.4957%	534	296	238	75	459.00	405.00	362.00
14517	1.0356%	370	205	165	52	318.00	281.00	251.00
14518	1.4957%	534	296	238	75	459.00	405.00	362.00
14519	1.0356%	370	205	165	52	318.00	281.00	251.00
14520	1.4957%	534	296	238	75	459.00	405.00	362.00
14521	1.0356%	370	205	165	52	318.00	281.00	251.00
14522	1.4957%	534	296	238	75	459.00	405.00	362.00
14523	1.0356%	370	205	165	52	318.00	281.00	251.00
14524	1.4957%	534	296	238	75	459.00	405.00	362.00
14525	1.0356%	370	205	165	52	318.00	281.00	251.00
14526	1.4957%	534	296	238	75	459.00	405.00	362.00
14527	1.0356%	370	205	165	52	318.00	281.00	251.00
14528	1.4957%	534	296	238	75	459.00	405.00	362.00
14529	1.0356%	370	205	165	52	318.00	281.00	251.00
14530	1.4957%	534	296	238	75	459.00	405.00	362.00
14531	1.0356%	370	205	165	52	318.00	281.00	251.00
14610	1.3875%	495	274	221	70	425.00	376.00	336.00
14611	1.0356%	370	205	165	52	318.00	281.00	251.00
14612	1.3875%	495	274	221	70	425.00	376.00	336.00
14613	1.0356%	370	205	165	52	318.00	281.00	251.00
14614	1.3875%	495	274	221	70	425.00	376.00	336.00
14615	1.0356%	370	205	165	52	318.00	281.00	251.00
14616	1.3875%	495	274	221	70	425.00	376.00	336.00
14617	1.0356%	370	205	165	52	318.00	281.00	251.00
14618	1.3875%	495	274	221	70	425.00	376.00	336.00
14619	1.0356%	370	205	165	52	318.00	281.00	251.00
14620	1.3875%	495	274	221	70	425.00	376.00	336.00

14621	1.0356%	370	205	165	52	318.00	281.00	251.00
14622	1.3875%	495	274	221	70	425.00	376.00	336.00
14623	1.0356%	370	205	165	52	318.00	281.00	251.00
14624	1.3875%	495	274	221	70	425.00	376.00	336.00
14625	1.0356%	370	205	165	52	318.00	281.00	251.00
14626	1.3875%	495	274	221	70	425.00	376.00	336.00
14627	1.0356%	370	205	165	52	318.00	281.00	251.00
14628	1.3875%	495	274	221	70	425.00	376.00	336.00
14629	1.0356%	370	205	165	52	318.00	281.00	251.00
14630	1.3875%	495	274	221	70	425.00	376.00	336.00
14631	1.0356%	370	205	165	52	318.00	281.00	251.00
14632	1.3875%	495	274	221	70	425.00	376.00	336.00
14633	1.0356%	370	205	165	52	318.00	281.00	251.00
14634	1.3875%	495	274	221	70	425.00	376.00	336.00
14635	1.0356%	370	205	165	52	318.00	281.00	251.00
14636	1.3875%	495	274	221	70	425.00	376.00	336.00
14637	1.0356%	370	205	165	52	318.00	281.00	251.00
14638	1.3875%	495	274	221	70	425.00	376.00	336.00
14639	1.0356%	370	205	165	52	318.00	281.00	251.00
14640	1.3875%	495	274	221	70	425.00	376.00	336.00
14641	1.0356%	370	205	165	52	318.00	281.00	251.00
14720	1.0356%	370	205	165	52	318.00	281.00	251.00
14721	1.3875%	495	274	221	70	425.00	376.00	336.00
14722	1.0356%	370	205	165	52	318.00	281.00	251.00
14723	1.3875%	495	274	221	70	425.00	376.00	336.00
14724	1.0356%	370	205	165	52	318.00	281.00	251.00
14725	1.3875%	495	274	221	70	425.00	376.00	336.00
14726	1.0356%	370	205	165	52	318.00	281.00	251.00
14727	1.3875%	495	274	221	70	425.00	376.00	336.00
14728	1.0356%	370	205	165	52	318.00	281.00	251.00
14729	1.3875%	495	274	221	70	425.00	376.00	336.00
14730	1.0356%	370	205	165	52	318.00	281.00	251.00
14731	1.3875%	495	274	221	70	425.00	376.00	336.00
14732	1.0356%	370	205	165	52	318.00	281.00	251.00
14733	1.3875%	495	274	221	70	425.00	376.00	336.00
14734	1.0356%	370	205	165	52	318.00	281.00	251.00
14735	1.3875%	495	274	221	70	425.00	376.00	336.00
	100.00%	35,686	19,763	15,923	63	30,674	27,104	24,220
		'26 Dues	Oper. Amt.	Reser. Amt.		'25 Dues	'24 Dues	'23 Dues
Monthly Budget:		35,686	19,763	15,923		30,674	27,104	24,220
'26 Annual Budget:		428,237	237,158	191,079		290,280	324,560	290,530
Avg. Ann. p/door:		5,353	2,964	2,388		4,601	4,066	3,633
% of budget:			55%	45%				
Proposed HOA Assessments beginning:	1/1/2026							