

| ELL TOWER PARK PROPERTY OWNERS ASSOCIATION, INC | | |
|---|--|-------------|
| 2026 APPROVED OPERATING BUDGET | | |
| | Total Number of Units in Association = | 478 |
| 3 | Member Associations | 2026 |
| | | Approved |
| | INCOME | |
| 30100 | REGULAR ASSESSMENTS | 1,869,582 |
| 30120 | RESERVE ASSESSMENT (REPLACEMENT) | 185,046 |
| 30158 | CLUBHOUSE RENTAL | 1,200 |
| 30270 | INTEREST INCOME | 100 |
| 30273 | INTEREST INCOME-RESERVE | 14,954 |
| 30347 | GATE/DOOR OPENERS | 5,000 |
| | TOTAL INCOME | 2,075,882 |
| | EXPENSES | |
| | ADMINISTRATIVE | |
| 51000 | TELEPHONE/ALARM MONITORING | 7,000 |
| 51030 | OFFICE EXPENSE | 20,000 |
| 51044 | ADMIN PAYROLL | 74,743 |
| 51060 | FEES, LICENSES & REPORTS | 1,000 |
| 51062 | CONSULTING FEES (Insurance Appraisals/Reserve Study) | 1,000 |
| 51065 | WEBSITE EXPENSES | 1,300 |
| 51067 | ANNUAL FEES - CORP | 65 |
| 51110 | AUDIT/TAX RETURN | 1,000 |
| 51120 | MANAGEMENT FEES | 35,449 |
| 51277 | SOCIAL COMMITTEE EXPENSE | 3,500 |
| | TOTAL ADMINISTRATIVE | 145,057 |
| | LANDSCAPING | |
| 61180 | GROUND CONTRACT | 456,500 |
| 61182 | MULCHING | 70,000 |
| 61197 | ANNUAL FLOWERS | 4,000 |
| 61387 | PRUNING/SPRAYING | 40,000 |
| 61570 | LANDSCAPE REPL. & IMPROVEMENTS. | 75,000 |
| 61771 | IRRIGATION REPAIRS | 70,000 |
| 61776 | SOD REPLACEMENT | 15,000 |
| | TOTAL LANDSCAPING | 730,500 |
| | LEGAL / BAD DEBT | |
| 50400 | BAD DEBT EXPENSE | 0 |
| 51090 | LEGAL FEES | 25,000 |
| | LEGAL / BAD DEBT TOTAL | 25,000 |
| | MAINTENANCE | |
| 61060 | JANITORIAL SUPPLIES | 3,000 |
| 61134 | POOL EQUIPMENT REPAIRS | 15,000 |
| 61150 | POOL/SPA CONTRACT | 28,416 |
| 61193 | TENNIS COURT MAINTENANCE | 0 |
| 61200 | PROPERTY REPAIRS | 83,000 |
| 61220 | SECURITY CONTRACT | 16,608 |
| 61238 | GATE MAINTENANCE | 8,000 |
| 61240 | EXTERMINATING/PEST CONTROL | 40,000 |
| 61243 | HOLIDAY DECORATIONS | 6,000 |
| 61245 | PROPANE / GAS GRILLS | 1,000 |
| 61250 | TRASH REMOVAL CONTRACT | 5,000 |
| 61262 | LIGHTING REPAIRS/MAINTENANCE | 10,000 |
| 61269 | EXERCISE EQUIPMENT MAINTENANCE | 3,000 |
| 61446 | JANITORIAL SERVICE | 32,136 |
| 61453 | PRESERVE MAINTENANCE CONTRACT | 9,000 |
| 61455 | NATURAL PRESERVE AREA MAINTENANCE | 14,000 |
| 61470 | PRESSURE WASHING | 21,000 |
| 61633 | FIRE ALARM REPAIRS & MAINTENANCE | 6,000 |
| 61675 | SEWAGE & ROAD REPAIRS | 15,000 |
| 61699 | DRAINAGE SWALE MAINTENANCE | 0 |
| 61751 | FOUNTAIN MAINTENANCE | 6,000 |
| 61752 | LAKE CONTRACT (LAKE WATER MAINT. CONTRACT) | 26,200 |
| | TOTAL MAINTENANCE | 348,360 |
| | UTILITIES/OTHER | |
| 71010 | WATER & SEWER | 15,600 |
| 71030 | ELECTRIC | 102,900 |
| 71036 | CABLE CONTRACT | 463,050 |
| 71050 | INSURANCE COVERAGE | 18,776 |
| 71054 | INSURANCE (DIRECTORS & OFFICERS) | 1,718 |
| 71057 | INSURANCE (FIDELITY BOND) | 883 |
| 71067 | INSURANCE (UMBRELLA) | 4,449 |
| 71090 | INSURANCE (WORKER'S COMP) | 509 |
| 71091 | INSURANCE (GENERAL LIABILITY) | 9,080 |
| 79900 | CONTINGENCY | 10,000 |
| | TOTAL UTILITIES/OTHER | 626,965 |
| | TOTAL EXPENSES | 1,875,882 |
| | REPLACEMENT RESERVE TRANSFER | \$200,000 |
| | TOTAL EXPENSES & RESERVES | \$2,075,882 |
| | MONTHLY ASSESSMENTS | |
| | 2026 | |
| | Operating | \$325.94 |
| | Reserves | \$32.26 |
| | TOTAL MONTHLY ASSESSMENTS | \$358.20 |