

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	GROUNDS 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	SIDEWALK & 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