

**McVitty Forest Condos UOA Budget 2026 Draft**

	<b>2026 Draft</b>	<b>2025 Budget</b>	<b>2024 Budget</b>	<b>2023 Budget</b>	Variance from 2025- 2026	Per Unit, Per Month Variance
Repairs & Maintenance	\$27,700	\$33,316.00	\$29,000.00	\$28,100.00	\$5,616.00	\$5.09
Exterminating	\$4,000	\$3,600.00	\$2,500.00	\$3,750.00	-\$400.00	-\$0.36
Building Supplies	\$0	\$0.00	\$500.00	\$1,400.00	\$0.00	\$0.00
Pool Service/Maintenance	\$8,200	\$9,000.00	\$7,000.00	\$7,000.00	\$800.00	\$0.72
Elevator Inspections	\$1,500	\$2,050.00	\$1,650.00	\$1,550.00	\$550.00	\$0.50
Elevator Contract	\$23,500	\$21,494.00	\$18,989.00	\$18,699.00	-\$2,006.00	-\$1.82
Elevator Repairs	\$1,500	\$1,317.00	\$1,000.00	\$1,500.00	-\$183.00	-\$0.17
HVAC Maintenance	\$1,200	\$1,560.00	\$2,500.00	\$1,000.00	\$360.00	\$0.33
HVAC Repair	\$1,000	\$1,130.00	\$1,000.00	\$1,000.00	\$130.00	\$0.12
Storage Unit	\$600	\$600.00	\$600.00	\$600.00	\$0.00	\$0.00
Fire Panel Monitoring	\$2,000	\$2,000.00	\$1,900.00	\$1,900.00	\$0.00	\$0.00
Fire Code Inspections (Liberty)	\$8,500	\$4,750.00	\$4,750.00	\$2,500.00	-\$3,750.00	-\$3.40
Telephone	\$7,400	\$7,400.00	\$7,000.00	\$7,000.00	\$0.00	\$0.00
Fire System Repairs	\$5,000	\$2,820.00	\$1,000.00	\$500.00	-\$2,180.00	-\$1.97
Cleaning Service	\$25,400	\$24,000.00	\$22,188.00	\$22,188.00	-\$1,400.00	-\$1.27
Snow Removal	\$2,600	\$3,544.00	\$3,544.00	\$3,800.00	\$944.00	\$0.86
Grounds Maintenance	\$43,000	\$40,908.00	\$40,146.00	\$37,413.00	-\$2,092.00	-\$1.89
Landscaping Misc	\$15,720	\$15,500.00	\$15,500.00	\$15,500.00	-\$220.00	-\$0.20
Irrigation	\$3,600	\$2,880.00	\$2,500.00	\$2,800.00	-\$720.00	-\$0.65
Electricity	\$40,000	\$37,430.00	\$33,500.00	\$28,500.00	-\$2,570.00	-\$2.33
Natural Gas	\$770	\$770.00	\$850.00	\$800.00	\$0.00	\$0.00
Water & Sewer	\$49,000	\$51,700.00	\$45,200.00	\$45,000.00	\$2,700.00	\$2.45
Management	\$19,700	\$18,763.00	\$18,763.00	\$18,216.00	-\$937.00	-\$0.85
Website	\$150	\$100.00	\$0.00	\$0.00	-\$50.00	-\$0.05
Committee Expenses (Social)	\$0	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00
Insurance	\$102,000	\$104,300.00	\$52,500.00	\$43,307.00	\$2,300.00	\$2.08
Bank Charges	\$150	\$135.00	\$135.00	\$100.00	-\$15.00	-\$0.01
UOA Meetings	\$200	\$300.00	\$300.00	\$250.00	\$100.00	\$0.09
Legal Fees	\$1,500	\$1,500.00	\$2,500.00	\$2,500.00	\$0.00	\$0.00
Registration & Annual Report	\$100	\$85.00	\$85.00	\$100.00	-\$15.00	-\$0.01
Audit/Review	\$2,000	\$1,545.00	\$750.00	\$1,000.00	-\$455.00	-\$0.41
Tax Return Review	\$0	\$350.00	\$275.00	\$250.00	\$350.00	\$0.32
Copies, Mailings and Postage	\$750	\$718.00	\$725.00	\$700.00	-\$32.00	-\$0.03
Miscellaneous Expenses	\$0	\$0.00	\$150.00	\$150.00	\$0.00	\$0.00
Transfer to Capital Reserve Fund	\$133,923	\$110,400.00	\$96,881.00	\$96,881.00	-\$23,523.00	-\$21.31
Transfer to Operating Reserve Fund	\$10,500	\$14,697.00	\$4,697.00	\$4,697.00	\$4,197.00	\$3.80
<b>McVitty Forest Budget</b>	<b>\$543,163</b>	<b>\$520,662.00</b>	<b>\$420,628.00</b>	<b>\$400,751.00</b>	<b>-\$22,501.00</b>	<b>-\$20.38</b>

**Approved 2026 dues \$492.00/month**

	Maintenance	Capital Reserves	Operating Reserves	Total:
Annually	\$398,740	\$133,923.00	\$10,500.00	<b>\$543,163.00</b>
Per Unit Per Year	\$4,334	\$1,455.68	\$114.13	<b>\$5,903.95</b>
Per Unit Per Month	\$361	\$121.31	\$9.51	<b>\$492.00</b>