

Indian Brook Condominium Trust - 2026 Budget

Expenses	2024		2025		2026		Difference from	
	Budget		Budget		Budget		2025	Notes
Management	\$ 40,803	\$	\$ 42,435	\$	\$ 44,132	\$	1,697	~4% increase
Accounting	\$ 3,200	\$	\$ 3,200	\$	\$ 3,200	\$	-	No change last 3 years
Office Supplies	\$ 800	\$	\$ 1,000	\$	\$ 1,500	\$	500	Shift between legal and professional fees
Legal	\$ 1,800	\$	\$ 1,500	\$	\$ 1,000	\$	(500)	Shift between legal and professional fees
Meeting Expense	\$ 250	\$	\$ 250	\$	\$ 250	\$	-	For Zoom and annual meeting
Bank charge	\$ -	\$	\$ 120	\$	\$ -	\$	(120)	No Unipay with Buildium software
Website	\$ 200	\$	\$ 200	\$	\$ 200	\$	-	For website
STP Contract	\$ 32,000	\$	\$ 33,000	\$	\$ 35,000	\$	2,000	~6% increase
STP Maint. & Repairs	\$ 32,000	\$	\$ 33,000	\$	\$ 35,000	\$	2,000	~6% increase
STP Permit & Fees	\$ 8,320	\$	\$ 8,320	\$	\$ 8,320	\$	-	No change
Landscaping Contract	\$ 65,674	\$	\$ 67,650	\$	\$ 68,460	\$	810	for 2026-2028
Landscaping Projects	\$ 3,000	\$	\$ 3,000	\$	\$ 3,000	\$	-	No change
Mulch	\$ 14,853	\$	\$ -	\$	\$ 16,065	\$	16,065	Mulch year in 2026, part of 3 year contract
Tree Service	\$ 20,000	\$	\$ 25,000	\$	\$ 25,000	\$	-	3rd year of \$75K Bartlett tree quote
Irrigation System	\$ 10,500	\$	\$ 10,750	\$	\$ 11,200	\$	450	2% year over year increase for past 3 years
								Locked in 3% increase as part of 3 year contract signed in 2025
Snow Removal	\$ 53,383	\$	\$ 55,000	\$	\$ 54,985	\$	(15)	for 2026-2028
Water & Sewer	\$ 28,000	\$	\$ 29,000	\$	\$ 33,500	\$	4,500	13% increase due to increase in town rates
Trash removal (Rubbish)	\$ 19,100	\$	\$ 19,700	\$	\$ 20,800	\$	1,100	~5% increase from actuals
Electricity	\$ 15,355	\$	\$ 15,800	\$	\$ 16,500	\$	700	~5% increase from actuals
Extermination	\$ 8,800	\$	\$ 9,050	\$	\$ 9,750	\$	700	~5% increase from actuals
Gutters	\$ 6,000	\$	\$ 6,200	\$	\$ 6,500	\$	300	~5% increase from actuals
Maintenance/General	\$ 35,500	\$	\$ 38,000	\$	\$ 70,000	\$	32,000	Increase due to anticipated maintenance with not Services Plus
Painting & Power Wash 4 Bld	\$ 69,718	\$	\$ 66,000	\$	\$ -	\$	(66,000)	No Services Plus in 2026
Walkway Repair	\$ 7,500	\$	\$ 7,500	\$	\$ 7,500	\$	-	Same budget for walkway repairs
Building-repairs for painting	\$ 50,071	\$	\$ 54,320	\$	\$ -	\$	(54,320)	No Services Plus in 2026
Deck Painting/Repairs	\$ 22,880	\$	\$ 22,880	\$	\$ -	\$	(22,880)	No Services Plus in 2026
Roof Moss Cleaning	\$ -	\$	\$ 12,000	\$	\$ -	\$	-	Cleaning completed in 2025
Insurance	\$ 69,000	\$	\$ 76,000	\$	\$ 84,000	\$	8,000	~10% increase
Reserve Transfer	\$ 82,298	\$	\$ 84,669	\$	\$ 75,082	\$	(9,587)	Needs to be at least 10% of revenue amount to meet FNMA and Freddie Mac guidelines.
Federal/State Taxes	\$ 4,200	\$	\$ 3,000	\$	\$ 1,000	\$	(2,000)	Decrease due to actual interest earned in 2025
Loan Expense	\$ 116,160	\$	\$ 116,160	\$	\$ 116,160	\$	-	No change
Total	\$ 821,366	\$	\$ 844,704	\$	\$ 748,104	\$	(96,600)	