

Chapel Hill West Budget 1-1-2026 - 12-31-2026

| GL Account | Annual |
|---|----------------|
| Income (Count: 10) | |
| 09 - Revenue (Count: 10) | |
| 40010 - Maintenance fee | \$1,455,150.00 |
| 40040 - Maintenance Fees - Parking | \$7,104.00 |
| 40310 - Fines & Violations | \$1,500.00 |
| 40315 - Key Fee | \$1,000.00 |
| 40320 - Late Fee | \$4,000.00 |
| 40500 - Laundry Income | \$32,000.00 |
| 40510 - Licensing Agreement Income | \$39,000.00 |
| 40530 - Comcast marketing agreement | \$3,000.00 |
| 40700 - Interest Income | \$0.00 |
| 40900 - Miscellaneous Income | \$300.00 |
| | \$1,543,054.00 |
| | \$1,543,054.00 |
| Expense (Count: 59) | |
| 10 - Administrative Expenses (Count: 16) | |
| 50100 - Bank Fees | \$100.00 |
| 50105 - Late Fees | \$300.00 |
| 50115 - Bad Debt Expense | \$0.00 |
| 50120 - Returned Check Fee | \$0.00 |
| 50155 - Meeting Expense | \$200.00 |
| 50160 - Office Expense | \$8,500.00 |
| 50215 - Permits/Bonds/Fees | \$1,000.00 |
| 50220 - Uniforms | \$400.00 |
| 50300 - Professional Fees - Acctg & Tax Prep | \$5,000.00 |
| 50320 - Professional Fees - General | \$0.00 |
| 50350 - Professional Fees - Legal/Court Fees | \$1,000.00 |
| 50351 - Legal Fee Recoveries | \$200.00 |
| 50370 - Professional Fees - Management Fees | \$45,745.00 |
| 50400 - Taxes: Federal | \$8,000.00 |
| 50410 - Taxes: State | \$2,500.00 |
| 50600 - Insurance Expense | \$82,000.00 |
| | \$154,945.00 |
| 11 - Utility Expenses (Count: 4) | |
| 51000 - Electricity | \$235,000.00 |
| 51100 - Gas | \$181,000.00 |
| 51300 - Water & Sewer | \$200,000.00 |
| 51410 - Telephone | \$10,000.00 |
| | \$626,000.00 |
| 12 - Direct Building Expenses (Count: 31) | |
| 52015 - Carpet Cleaning/Installation/Repair | \$5,800.00 |
| 52030 - Damages | \$0.00 |
| 52050 - Drain Maintenance | \$3,500.00 |
| 52055 - Electrical Repairs, Replacement, Supplies | \$5,000.00 |

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|---------------------------------------|--------------|
| 52075 - Elevator Service Contract | \$6,000.00 |
| 52080 - Elevator Repairs | \$6,500.00 |
| 52140 - General Repairs & Maintenance | \$0.00 |
| 52160 - Generator Repairs | \$630.00 |
| 52180 - HVAC Contract | \$7,950.00 |
| 52185 - HVAC Repairs/Replacement | \$20,000.00 |
| 52205 - HVAC Water Treatment | \$7,000.00 |
| 52245 - Lock Repair | \$500.00 |
| 52260 - Painting | \$500.00 |
| 52295 - Pest Control | \$15,000.00 |
| 52300 - Plumbing Repair/Replacement | \$5,000.00 |
| 52320 - Pool Service Contract | \$23,386.00 |
| 52325 - Pool | \$500.00 |
| 52335 - Roof Drain & Gutter Repairs | \$0.00 |
| 52350 - R&M Supplies | \$9,500.00 |
| 52355 - Security | \$115,500.00 |
| 52360 - Signage | \$1,000.00 |
| 52365 - Trash Removal | \$0.00 |
| 52375 - Video Camera Repair/Replace | \$6,000.00 |
| 52405 - Misc Repair Int/Ext | \$9,563.00 |
| 52520 - Fire Alarm System Contract | \$8,000.00 |
| 52530 - Fire Alarm System Maintenance | \$5,000.00 |
| 54000 - Janitorial Expense | \$73,200.00 |
| 54030 - Janitorial Supplies | \$3,000.00 |
| 55070 - Landscaping | \$4,000.00 |
| 55100 - Landscaping Contract | \$25,300.00 |
| 55500 - Snow/Ice Removal | \$40,000.00 |
| | \$407,329.00 |

13 - Personnel Expenses (Count: 7)

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|---|--------------|
| 56500 - Payroll - Salaries and Wages | \$154,350.00 |
| 56600 - Payroll - Overtime | \$3,000.00 |
| 56700 - Payroll - Bonus | \$0.00 |
| 56810 - Payroll - Taxes | \$26,926.00 |
| 56830 - Payroll - Health Benefits | \$5,000.00 |
| 56840 - Payroll - Administrative | \$11,000.00 |
| 56880 - Payroll - SEP IRA ER Contribution | \$2,500.00 |
| | \$202,776.00 |

15 - Reserve Contribution (Count: 1)

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|----------------------------------|----------------|
| 59000 - Contribution to Reserves | \$152,004.00 |
| | \$152,004.00 |
| | \$1,543,054.00 |
| | \$0.00 |