

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
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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

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)

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)

59000 - Contribution to Reserves	\$152,004.00
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\$152,004.00

\$1,543,054.00

\$0.00