	ACTUAL 2020	BUDGET 2021	ACTUAL 2021	BUDGET 2022	ACTUAL 2022	BUDGET 2023	ACTUAL 2023	BUDGET 2024	ACTUAL 12/31/2024	BUDGET 2025	ACTUAL 9/30/2025	BUDGET 2026
Office expense/postage	360	150	116	150	463	400	88	350	122	100	108	200
Legal fees	0	400	-429	400	192	400	0	200				200
Accounting	350	350	0	500	200	675	225	300	252	520	250	300
Management expense	7212	7407	7407	7809	7809	8455	8455	9000	9000	9216	6912	9492
License, permits, fees	0	275	600	250	205	205	349	250	205	205	205	250
Property & general liability ins	33466	31000	42487	35000	40408	52000	43680	54000	51931	57000	36427	51000
Pest control	2703	2000	1935	1800	2120	2485	2128	2400	2010	2326	1624	2500
Pressure washing	1600	1600	400	1600	2200	1800	1800	1900	1855	1910		2000
General repairs & maintenance	2607	6238	894	3235	1623	3235	4809	3500	3187	3500	494	3500
Janitorial	1600	1800	0	1500	800	2000	2800	2500	1672	2583	850	2500
Fire system maintenance	9208	4000	4850	4000	7833	4100	7559	8000	10869	9447	3087	5000
Electricity	1418	1500	1202	1700	1473	1368	1777	2000	1655	1678	1291	1800
Water & sewer	14719	18000	16028	19000	14604	16847	15324	16000	17841	18918	14497	19000
Refuse	5394	5500	5163	6000	5536	5723	6995	6000	6242	5935	4645	6200
Lighting project/contingency		7000	10493	0	0	1539	0		0	0	9052	0
Total	80637	87220	91146	82944	85466	101232	95989	106400	106841	113338	79442	103942
SHORTFALL	3597	-8511	3926		2522							
PER UNIT	535	605	632.9583	576	594	703	667	739	742	787	552	722
PER UNIT	160	170	117	117	117	141	141	141	141	141	141	128
TOTAL PER QTR PER UNIT	695	775	750	693	711	844	808	880		928		850
EXTRAORDINARY INCOME		0	11726							5.5% increase		

APPROVED 11-21-25