

Kierland Greens Condominium Council of Co-Owners, Inc.

2026 Annual Budget

	Annual	Monthly	Per Unit* (210)
Income			
Revenue			
4000 - Assessments	1,504,800.00	125,400.00	597.14
4012 - Rental Unit Income	40,000.00	3,333.33	15.87
4014 - Key Fob, Resident Fee & Parking	10,000.00	833.33	3.97
4016 - Violation Fines	500.00	41.67	.20
4018 - Late Fees	50.00	4.17	.02
4165 - Interest Income	75.00	6.25	.03
4190 - Transfer to Reserves	(447,223.00)	(37,268.58)	(177.47)
Total Revenue	1,108,202.00	92,350.17	439.76
Expense			
Expense- Administration			
5001 - Accounting Fees	21,000.00	1,750.00	8.33
5002 - Statements	2,600.00	216.67	1.03
5004 - Postage	1,500.00	125.00	.60
5006 - Printing	2,250.00	187.50	.89
5008 - Legal Fees	15,000.00	1,250.00	5.95
5010 - License/Permit City Phx	1,000.00	83.33	.40
5012 - Meeting Expense	2,000.00	166.67	.79
5014 - Statutory Agent/Annual Report	250.00	20.83	.10
5016 - Administrative Fees	2,500.00	208.33	.99
5020 - Subscriptions And Dues	1,500.00	125.00	.60
5022 - Bank Fees	500.00	41.67	.20
5024 - Income Taxes	1,500.00	125.00	.60
5026 - Property Tax	3,800.00	316.67	1.51
5030 - Contingency	5,000.00	416.67	1.98
5500 - Community Manager	30,000.00	2,500.00	11.90
5965 - CPA Services	2,500.00	208.33	.99
Total Expense- Administration	92,900.00	7,741.67	36.87
Expense- Insurance			
5032 - Association Master Insurance Policy	69,000.00	5,750.00	27.38
5034 - Insurance Loss Expense	15,000.00	1,250.00	5.95
Total Expense- Insurance	84,000.00	7,000.00	33.33
Expense- Landscaping			
5100 - Landscape Contract	110,000.00	9,166.67	43.65
5102 - Landscaping Extras	15,000.00	1,250.00	5.95
5104 - Shrubs/Trees/Flowers	10,000.00	833.33	3.97
5106 - Tree Trimming/Removal	20,000.00	1,666.67	7.94
5108 - Sprinkler/Irrigation	15,000.00	1,250.00	5.95
5109 - Annual Flowers	6,000.00	500.00	2.38
Total Expense- Landscaping	176,000.00	14,666.67	69.84
Expense- Maintenance			
5200 - Security Cameras	1,500.00	125.00	.60
5201 - Main Entry Security System	7,500.00	625.00	2.98
5202 - Backflow	5,000.00	416.67	1.98

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5206 - Maintenance	10,000.00	833.33	3.97
5210 - Cleaning/Janitorial	20,000.00	1,666.67	7.94
5212 - Cleaning/Janitorial - Unit 2065	1,750.00	145.83	.69
5216 - Fire Equipment Maint	1,000.00	83.33	.40
5218 - Building Repairs/Maint	300,000.00	25,000.00	119.05
5220 - Repairs/Maint - Unit 2065	1,000.00	83.33	.40
5224 - Gutter Cleaning	10,000.00	833.33	3.97
5226 - Electrical	5,000.00	416.67	1.98
5228 - Plumbing Repairs/Supplies	20,000.00	1,666.67	7.94
5230 - Fitness Repairs/Maint	5,000.00	416.67	1.98
5232 - Barbeque Grills	8,000.00	666.67	3.17
5234 - Pest Control	18,000.00	1,500.00	7.14
5236 - Pest Control - Termites	4,500.00	375.00	1.79
5240 - Bulk Trash Removal	3,000.00	250.00	1.19
Total Expense- Maintenance	421,250.00	35,104.17	167.16
Expense- Pool			
5300 - Pool/Spa Contract	20,000.00	1,666.67	7.94
5302 - Pool Repairs	25,000.00	2,083.33	9.92
5306 - Pool Supplies/Chemicals	1,000.00	83.33	.40
Total Expense- Pool	46,000.00	3,833.33	18.25
Expense- Utilities			
5400 - Water & Sewer	135,000.00	11,250.00	53.57
5402 - Trash Collection	35,000.00	2,916.67	13.89
5404 - Electricity	21,000.00	1,750.00	8.33
5406 - Gas	18,000.00	1,500.00	7.14
5410 - Telephone	3,750.00	312.50	1.49
5412 - Internet	3,500.00	291.67	1.39
Total Expense- Utilities	216,250.00	18,020.83	85.81
Total Expense	1,036,400.00	86,366.67	411.27
Net Income to go towards funds borrowed from reserves for the beam replacements	71,802.00	5,983.50	28.49