Delphi Towers Condominium Association, Inc.
2025 Budget

Approved 10/22/2024

Account Number	Account Name	2024 Budget	2025 Budget
	Income		
4010	Maintenance Fees	765,822	878,278
4020	Special Assessment	0	0
4160	Application Fee Income	1,000	0
4190	Gate / Pool Key Income	0	0
4230	Laundry Income	10,000	11,000
4290	Interest Income	0	0
	Total Operating Income	**776,822**	**889,278**
	Expense		
5015	Legal Expenses	4,000	4,000
5050	Filing Fees & Permits	2,000	1,500
5060	Office Supplies / Postage	4,000	4,000
5070	Master Assoc / Rec Center Fees	7,950	7,950
5090	Bank Charges	40	0
5190	Admin - Supplies	1,000	0
6005	Electric	15,000	15,000
6015	Trash Removal	14,000	14,000
6020	Water & Sewer	52,000	62,000
6025	Gas	1,000	14,000
6035	Telephone	9,000	3,500
7030	Management Fees	25,527	26,293
7035	Professional Fees	15,000	15,000
7040	Accounting Fees	3,500	3,500
7070	Landscaping	23,800	7,000
7085	Pest Control-Buildings	900	1,000
7110	Elevator Maintenance	10,882	10,000
7210	Insurance Expense	334,702	468,734
8032	Maint & Repair - HVAC	3,000	2,000
8062	Repair & Maintenance	50,000	31,000
8065	Irrigation	500	500
8075	Lawn Maintenance	35,000	40,000
8090	Pool Maintenance	8,000	8,000
8100	Tree Trimming	1,500	2,500
8220	Electrical Repair & Maintenance	1,500	7,000
8230	Plumbing Repair & Maintenance	7,500	2,000
8275	Roof Expenses	1,000	1,000
8380	Supplies	7,000	1,000
8390	Fire Alarm / Equipment	4,500	4,500
8404	Special Assessment - Balcony Concrete	0	0
8405	Special Assessment - Pipe Liner	0	0
8406	Special Assessment - Sewall Restoration	0	0
8408	Janitorial Maintenance	53,000	57,000
8415	Laundry Repair & Maintenance	1,100	2,500
8416	Maint & Repair - Generator	2,200	2,200
8417	Maint/Repair Building	15,000	10,000
9501	Reserves - Elevators	12,059	12,059
9503	Reserve - Pool	11,635	5,242
9504	Reserve - Painting	12,015	12,015
9505	Reserve - Paving	3,728	9,000
9506	Reserve - Roofing	12,846	12,846
9524	Reserves - Lift Station	9,437	9,438
	Total Operating Expense	**776,821**	**889,278**
	Total Operating Income	776,822	889,278
	Total Operating Expense	776,821	889,278
	NOI - Net Operating Income	**1**	**0**

Unit Type	2024	2025	% Incr/(Decr)
1 Bedroom	1,490.16	1,708.97	14.7%
2 Bedroom	2,127.76	2,440.21	14.7%
Penthouse	4,212.02	4,830.53	14.7%