

Parliament Towers Condominium, Inc.
Approved Budget for the Period January 1, 2026 through December 31, 2026

GL	Description	2025 Approved w/Full Reserves	2026 Approved w/Full Reserves	% Inc/Dec Approved 2025 vs Proposed 2026
REVENUE:				
400100	Residential Maintenance Assessments	\$3,867,040	3,676,880	
400120	Reserve Transfer	532,800	720,000	
420134	Laundry Income	12,000	0	
420150	Cable Income	365,040	380,000	
	Total Revenue	\$4,776,880	4,776,880	0.00%
EXPENSES:				
Administrative Expenses				
520115	Postage & Mailings	2,500	2,500	
520119	Office Expense	34,500	35,000	
520122	Bank Charges	5,000	0	
530100	Accounting Fees	14,000.00	15,000	
530110	Legal Fees	20,000.00	25,000	
530120	Engineering Fees	12,000	5,000	
530195	Recreational Lease	175,000	175,000	
540110	License, Taxes, Permit	2,500	2,500	
540124	Social & Recreation Committee	12,000	15,000	
	Total Administrative Expenses	277,500	275,000	-0.90%
Insurance				
510100	Multiperil Insurance	1,600,000	1,279,608	
	Total Insurance	1,600,000	1,279,608	-20.02%
Contract Services				
555100	Salaries - General	707,156	763,612	
555125	Personnel Health Benefits	25,000	15,000	
600000	Management Services Contract	80,004	88,200	
700100	Lawn Maintenance	30,000	40,000	
702030	Elevator Maintenance Contract	24,432	26,160	
702178	Pest Control	10,000	17,000	
702180	Rodent Control	3,840	5,000	
704100	Security Contract	277,140	280,000	
706010	Alarm Services	24,888	25,000	
712500	Pool/Spa Maintenance Contract	7,080	7,900	
	Total Contract Services	1,189,540	1,267,872	6.59%
Repairs & Maintenance				
701400	Fitness Equipment Maintenance	2,000	3,000	
702002	Building Repairs & Maintenance	136,000	110,000	
702014	Janitorial Supplies	10,000	10,000	
702040	Elevator Repairs & Maintenance	30,000	13,000	
702051	Software Expenses (Building Link)	14,000	14,000	
702070	Plumbing & Electrical Repairs	40,000	47,000	
702076	AC Maintenance Contract	25,000	26,400	
	Inspections	0	30,000	
702117	Elevator Service Calls	0	5,000	
712565	Pool Equipment Repairs & Maintenance	8,000	8,000	
	Total Repairs & Maintenance	265,000	266,400	0.53%

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GL	Description	2025 Approved w/Full Reserves	2026 Approved w/Full Reserves	% Inc/Dec Approved 2025 vs Proposed 2026
	Utilities			
705010	Electricity	245,000	270,000	
705030	Water/Sewer	225,000	240,000	
705050	Cable TV/Internet	365,040	380,000	
705060	Trash Removal	36,000	35,000	
705070	Telephones	6,000	8,000	
705080	Gas	35,000	35,000	
	Total Utilities	912,040	968,000	6.14%
	Reserves			
900100	Pooled Reserves - (Non-SIRS)	322,975	288,000	
900129	Pooled Reserves - (SIRS)	209,825	432,000	
	Total Reserves	532,800	720,000	35.14%
	Total Expenses with Reserves	4,776,880	4,776,880	0.00%
	Net Income/(Loss)	0	0	


 Approved by: Richard Lovascio, President
 11/26/25
 Date

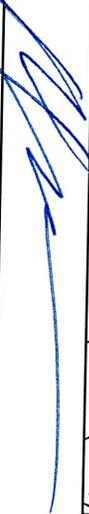
Parliament Towers, Inc.
 Approved Fee Schedule for the Period:
 January 1, 2026 through December 31, 2026

Maintenance: \$ 3,676,880
 Full Reserves: \$ 720,000
 Cable: \$ 380,000
 Total \$ 4,776,880

Unit Type	Number of Unit(s)	% of Total Sq. Ft.	Approved Monthly Maintenance Assessment	Approved Monthly FULL Reserve Funding	Approved Monthly CABLE	Approved 2026 Monthly Total with FULL Reserve Funding & Cable	2025 Monthly Fee	Amount of inc/dec comparing 2025 Approved Vs. 2026 Approved w/Full Reserves	% Increase
Studio	26	0.019836	\$ 233.76	\$ 45.78	\$ 73.30	\$ 352.84	\$ 350.14	\$ 2.70	0.77%
One Bedroom	153	0.31059	\$ 622.01	\$ 121.80	\$ 73.30	\$ 817.11	\$ 814.72	\$ 2.39	0.29%
Two Bedroom	151	0.38958	\$ 790.53	\$ 154.80	\$ 73.30	\$ 1,018.63	\$ 1,016.38	\$ 2.25	0.22%
Corner	102	0.27999	\$ 841.09	\$ 164.70	\$ 73.30	\$ 1,079.09	\$ 1,076.88	\$ 2.21	0.21%
	432	100.00%							

Control

	Budgeted Amount	Fees Amount	Difference
Maintenance	\$ 3,676,880	\$ 3,676,865	\$ (14.71)
Full Reserve	\$ 720,000	\$ 719,997	\$ (2.88)
Cable	\$ 380,000	\$ 380,000	\$ -
Total	\$ 4,776,880	\$ 4,776,862	\$ (17.59)


 Richard Lovascio, President
 1/25/25
 Date _____

Parliament Towers - 2026 Fully Funded SB4D Reserve Analysis based on Engineers Report

Category	Description	Useful Life	Remaining Life	Years In Use	Replacement Year	Future Replacement Cost	Funding Source	SIRS 2026 Full Funding	Non-SIRS 2026 Full Funding
Roof	TPO Roof	20	1	19	2025	\$535,000			
Paint	Exterior Paint	7	4	3	2028	\$1,143,750	2024	\$0	
Building	Building Restoration	15	1	14	2025	\$550,000	Maintenance	\$490,179	
Fire Prevention	Fire Pump	35	31	4	2055	\$79,000	2019	\$0	
Fire Prevention	Building Allowances	1	1	0	2025	\$15,000	Maintenance	\$0	
Unit	Doors - Common Area Glass	35	30	5	2054	\$4,200	Maintenance	\$0	
Unit	Door - Common Area - Steel	35	2	33	2026	\$37,500	Maintenance	\$0	
Unit	Unit Doors	35	31	4	2055	\$103,680		\$11,849	
Unit	Unit Windows	40	37	3	2061	\$1,012,500		\$75,938	
Building	Balcony -Railing Repaint and Repair	10	9	1	2033	\$413,648			\$41,365
Building	Balcony - Railing Replacement	40	29	11	2053	\$3,196,473			\$879,030
Building	Boilers	30	7	23	2031	\$152,504			\$116,920
Building	Domestic Water Pump	25	21	4	2045	\$108,827	2019 Assessment	\$0	
Building	ELSS Modernization	30	28	2	2052	\$6,168,737			\$0
Building	Elevator Modernization	30	29	1	2053	\$252,000			\$8,400
Building	Elevator Replacement	40	36	4	2060	\$3,825,727			\$382,573
Building	Exhaust Fans	10	1	9	2025	\$169,435			\$152,492
Building	Generator	40	25	15	2049	\$206,761			\$77,535
Building	HVAC Break/ Billiards Room	15	10	5	2034	\$13,842			\$4,614
Building	HVAC Card Room	15	10	5	2034	\$17,820			\$5,940
Building	HVAC Chiller North	20	5	15	2029	\$90,423	2024 Assessment	\$0	
Building	HVAC Chiller South	20	18	2	2042	\$132,790	2024 Assessment	\$0	
Building	HVAC Chiller Water Pumps	10	3	7	2027	\$128,942	2024 Assessment	\$0	
Building	HVAC Cooling Tower Repair	10	9	1	2033	\$65,239	2024 Assessment	\$0	
Building	HVAC Cooling Tower Replacement	40	38	2	2062	\$1,756,316	2024 Assessment	\$0	
Building	HVAC First Floor Hallways	15	8	7	2032	\$21,788			\$10,168
Building	HVAC Gym	15	9	6	2033	\$17,614			\$7,046
Building	HVAC Library	15	10	5	2034	\$11,692			\$3,897
Building	HVAC Lobby	15	9	6	2033	\$19,963			\$7,985
Building	HVAC Maintenance Shop	15	10	5	2034	\$3,763			\$1,254
Building	HVAC North & South Elevator Rooms	15	11	4	2035	\$34,606			\$9,228
Building	HVAC North & South Hallways	15	11	4	2035	\$259,129			\$69,101
Building	HVAC Office	15	9	6	2033	\$6,263			\$2,505
Building	HVAC Parliament Room	15	9	6	2033	\$35,229			\$14,092
Building	Trash Chute	25	19	6	2043	\$37,876			\$9,090
Building	Trash Chute Doors	10	5	5	2029	\$12,520			\$6,260
Building	Trash Compactor	20	13	7	2037	\$88,112			\$30,839
Building	Variable Frequency Drives	20	14	6	2038	\$18,756			\$5,627
Common Area Lighting	Carpport Lighting	20	19	1	2043	\$54,709			\$2,735
Common Area Lighting	Garage Lighting	20	1	19	2025	\$3,425			\$3,254
Common Area Lighting	Site Pole Lights	20	2	18	2026	\$62,063			\$55,857
Common Areas	Bathrooms Remodel Allowance	20	6	14	2030	\$83,584			\$58,509
Common Areas	Billiards/ Game Room	20	16	4	2040	\$44,932	2024 Assessment	\$0	
Common Areas	Card Room Remodel Allowance	20	16	4	2040	\$29,687	Maintenance	\$0	
Common Areas	Carpets	10	5	5	2029	\$245,140			\$122,570
Common Areas	Fitness Room Remodel Allowance	20	16	4	2040	\$19,256	Maintenance	\$0	
Common Areas	Interior Surfaces Repaint	10	5	5	2029	\$100,425			\$50,213
Common Areas	Laundry Rooms Remodel Allowance	20	14	6	2038	\$37,791	Laundry Contract	\$0	
Common Areas	Library Remodel Allowance	20	16	4	2040	\$19,256	Maintenance	\$0	
Common Areas	Lobby Remodel Allowance	20	3	17	2027	\$218,545	2024 Assessment	\$0	
Common Areas	Mailboxes	30	11	19	2035	\$38,869			\$24,617
Common Areas	Parliament Room Remodel Allowance	20	16	4	2040	\$80,235	2024 Assessment	\$0	
Grounds	Driveway Pavers Replacement	35	28	7	2052	\$45,273			\$9,055
Grounds	Driveway Pavers Reseal	3	1	2	2025	\$3,885			\$2,590
Grounds	Grounds Concrete Allowance	20	19	1	2043	\$101,703			\$5,085
Grounds	Landscaping Allowance	10	9	1	2033	\$45,667			\$4,567
Grounds	Tiki Huts	10	4	6	2028	\$8,104			\$4,862
Insurance	Debris Cleanup	10	9	1	2033	\$163,097	Maintenance	\$0	
Insurance	Insurance Deductible	10	9	1	2033	\$1,043,819	Maintenance	\$0	
Pool	Metal Pool Fencing	30	28	2	2052	\$16,600			\$1,107
Pool	Paver Pool Deck Replace	25	24	1	2048	\$2,850,368	2024 Assessment	\$0	
Pool	Pool Equipment	15	14	1	2038	\$40,084			\$2,672
Pool	Pool Furniture Allowance	10	2	8	2026	\$47,740	2024 Assessment	\$0	
Pool	Pool Resurface	15	11	4	2035	\$65,629	2024 Assessment	\$0	
Recreation	Fitness Room Allowance	20	19	1	2043	\$106,822			\$5,341
Recreation	Shuffleboard Court Resurface	15	13	2	2037	\$10,167	2024 Assessment	\$0	
Security	Driveway Gates	25	6	19	2030	\$25,075			\$19,057
Security	Entrance Gate (Motorized Arm Gate)	15	11	4	2035	\$65,059			\$17,349
Security	Keyless Entry/Keyfobs/Readers	10	7	3	2031	\$30,747			\$9,224
Security	Security Cameras/Video System	15	11	4	2035	\$146,175			\$38,980
Signs	Monument Sign	20	14	6	2038	\$12,101			\$3,630
Total Required to be Fully Funded						\$26,613,457		\$577,965	\$2,287,234
Projected Cash Balance @ 12/31/25								\$210,715	\$2,930,737
SIRS/Non-SIRS Reallocation (pending owners vote)								\$367,250	(\$367,250)
2026 Projected Interest Income								\$30,000	\$20,000
2026 Contribution								\$432,000	\$288,000
Projected Cash Balance @ 12/31/26								\$1,039,965	\$2,871,487

[Handwritten Signature] 11/25/25