

Liberty Square Condominium Owners Association, Inc.

2025 DUES LEVELS:	# of Homes	2026 TOTAL MONTHLY FEE:	By Interest %:
\$246.34	24	\$253.73	0.78900
\$351.24	32	\$361.78	1.12500
\$351.55	16	\$362.10	1.12600
\$351.87	24	\$362.43	1.12700

	2026 Budget		2025 Budget	DELTA
OPERATING INCOME:				
Residential Assessments	\$ 385,900.80		\$ 374,658.24	\$ 11,242.56
		3% CPI: average of \$8 to \$10 per Home		
Working Capital Contribution	\$ 1,400.00	x Only collected upon a home sale, avg. per home	\$ 1,750.00	\$ (350.00)
Delinquency Processing Fees	\$ 1,100.00	x Using historical on Collections	\$ 1,550.00	\$ (450.00)
Late Fees & Interest	\$ 4,000.00	x	\$ 3,500.00	\$ 500.00
Attorney Fees - Collection	\$ 3,500.00	x Lega fees charged back to owner's account	\$ 3,500.00	\$ -
Compliance Processing Fees	\$ 100.00	x		
Fob Income	\$ 150.00	x (Replacement Fobs)	\$ 150.00	\$ -
Laundry Fees	\$ 2,400.00	x Averages about \$200/month [varies on use]	\$ 2,400.00	\$ -
Total Income:	\$398,550.80		\$ 387,508.24	\$ 11,042.56
OPERATING EXPENSES:				
General Administrative	\$ 1,750.00	x Dora, SofS, website, notices - postage	\$ 3,000.00	\$ (1,250.00)
Compliance Fee Expense	\$ 100.00	x		
Delinquency Fee Expense	\$ 1,100.00	x Initial steps for Collections, non-attorney	\$ 1,550.00	\$ (450.00)
Bad Debt	\$ 500.00	x 2 homes written off (BR or Fore.)	\$ 4,212.00	\$ (3,712.00)
Property & D/O Liab Insu		GRC with \$25k deductible (\$25kW&H)		\$ -
4-26 renew	\$ 66,249.00	x 12% for 9 months / State Farm (\$57.4k renewal)	\$ 60,810.00	\$ 5,439.00
Crime - Fidelity	\$ 2,276.80	x \$500k / State Farm	\$ 2,277.01	\$ (0.21)
Directors & Officers	included	\$1M	included	
Electricity	\$ 54,600.00	x CSU: 6.5% for 5 years	\$ 54,000.00	\$ 600.00
Gas Service	\$ 32,000.00	x CSU: 6.5% for 5 years	\$ 30,000.00	\$ 2,000.00
Water & Sewer	\$ 50,700.00	x CSU: 9% for 5 years	\$ 46,500.00	\$ 4,200.00
Trash Removal Service	\$ 18,280.00	x \$1440 / month w/extra if billed	\$ 16,820.00	\$ 1,460.00
Cable & Internet (clubhouse)	\$ 900.00	x Avg. of \$70 / month	\$ 800.00	\$ 100.00
Janitorial Services	\$ 10,320.00	x	\$ 5,400.00	\$ 4,920.00
	\$ 9,048.00	* vacuuming x4 Bldg. "16 entries" (x2 a month)		\$ 9,048.00
	\$ 432.00	* pet stations / fill bags, empty pet cans (weekly)		
	\$ 840.00	* laundry room (twice a month)		
Pool Management	\$ 6,200.00	x Open, fill, service and shut-down	\$ 6,200.00	\$ -
Landscaping Contract	\$ 11,550.00	x ** 5% / Mitchell	\$ 11,550.00	\$ -
Tree Maintenance	\$ 1,350.00	x chemicals and pruning/removal	\$ 1,500.00	\$ (150.00)
Snow Removal	\$ 17,500.00	x	\$ 15,000.00	\$ 2,500.00
Irrigation Rep. & MT.	\$ 750.00	x Sprinkler repairs/ BF testing	\$ 1,500.00	\$ (750.00)
Electrical/Light Repairs	\$ 2,390.00	x Monthly checks plus materials	\$ 2,304.23	\$ 85.77
General Mtc. & Rprs.	\$ 16,750.00		\$ 16,750.00	\$ -
Boiler Services	\$ 12,150.00	x CO State fee, Qtrly checks, repairs/misc.	\$ 12,150.00	\$ -
Roof Repair & Mtc.	\$ 1,000.00	x this provides for 2 trips, w/o's	\$ 1,000.00	\$ -
Audit & Tax Services	\$ 375.00	x return: \$325-\$450, Review: \$1.6k, Audit: \$2.1k	\$ 375.00	\$ -
Legal - Collections	\$3,500.00	x Funds spent in Collection Process	\$3,500.00	\$ -
Legal - General Counsel	\$ 550.00	x for Board use only	\$ 550.00	\$ -
Management Fees	\$ 23,760.00	x	\$ 23,760.00	\$ -
Other Exp / Oper. Contingency	\$ -		\$ 5,000.00	\$ (5,000.00)
Reserve Contribution Expense	\$ 61,950.00		\$ 61,000.00	\$ 950.00
Total OPERATING EXPENSES:	\$398,550.80		\$ 387,508.24	\$ 11,042.56
Surplus / (Shortage):	\$0.00		\$0.00	
	Balanced		Balanced	
	Budget		Budget	