CENTENNIAL HOMEOWNERS CONDOMINIUM ASSOCIATION
2026 APPROVED BUDGET

INCOME:		
Association Fee Income	$	192,375.00
Rental Fee Income	$	2,400.00
TOTAL INCOME	$	194,775.00
EXPENSES:		
Insurance	$	4,600.00
Electricity	$	9,100.00
Natural Gas	$	800.00
Water and Sewer	$	4,925.00
Internet and Telephone (Including Website)	$	2,280.00
Trash Removal	$	1,140.00
Management Fee	$	41,040.00
Legal	$	1,800.00
Accounting	$	950.00
Bank Charges	$	90.00
Fees & Permits	$	20.00
Postage	$	400.00
Common Area Maintenance	$	5,000.00
Common Area Improvements	$	3,000.00
HVAC Maintenance	$	1,000.00
Plumbing Contractor	$	1,000.00
Common Area Cleaning and Supplies	$	7,700.00
Fire Protection	$	1,400.00
Signage	$	-
Security	$	1,000.00
Pest Control	$	500.00
Snow Removal	$	17,000.00
Lawn Care	$	48,880.00
Tree Trimming	$	2,500.00
Pond	$	1,000.00
Irrigation	$	3,500.00
Pool	$	24,150.00
Contingency Fund	$	-
TOTAL EXPENSES	$	184,775.00
RESERVE CONTRIBUTION	$	10,000.00
NET INCOME (LOSS)	$	-

Centennial Condominium Homeowners Association

Approved 2026 Budget

Total Annual Income of $192,375

Category	% of Total Dues	Amount ($)
Fees & Permits	0.01%	20
Bank Charges	0.05%	90
Postage	0.21%	400
Pest Control	0.26%	500
Natural Gas	0.42%	800
Accounting	0.49%	950
HVAC Maintenance	0.52%	1,000
Plumbing Contractor	0.52%	1,000
Security	0.52%	1,000
Pond	0.52%	1,000
Trash Removal	0.59%	1,140
Fire Protection	0.73%	1,400
Legal	0.94%	1,800
Internet & Telephone	1.19%	2,280
Tree Trimming	1.30%	2,500
Common Area Improvements	1.56%	3,000
Irrigation	1.82%	3,500
Insurance	2.39%	4,600
Water & Sewer	2.56%	4,925
Common Area Maintenance	2.60%	5000
Common Area Cleaning	4.00%	7,700
Electricity	4.73%	9,100
Reserve Contribution	5.20%	10,000
Snow Removal	8.84%	17,000
Pool	12.55%	24,150
Management Fee	21.33%	41,040
Lawn Care	25.41%	48,880