

2026 BUDGET ESTIMATE

AMENDED

REVENUE	2026 BUDGET ESTIMATE
Condo Fees	\$166,562.00
Other Income	\$0.00
Fines / Penalties	\$0.00
Interest from Bank Account	\$7,500.00
Total for Income	\$174,062.00

EXPENDITURES	ESTIMATE	Comments
Accounting	\$5,817.00	Rate raised by GMS \$5,540 + \$277 GST = \$5,817
Bank Fees	\$216.00	Expected to be the same
Board Expenses/Meetings	\$200.00	The 2026 estimate will be based on the 2025 estimate
Condo Management	\$18,270.00	Rate raised by GMS \$17400 + \$870 GST = \$18,270
Electricity	\$11,300.00	A 10% rate increase in 2026 by ATC/Yukon Energy. Lansing is not eligible for rate relief
Elevator Maintenance	\$6,584.00	Based three months TKE = \$2,834 & 9 months Venture at \$3,750
Elevator - After Hours	\$500.00	
Fire Alarm Maintenance	\$4,200.00	Last year, there was substantial repair/replacement done on the system
Fire Alarm Minor Repair	\$300.00	
Insurance	\$32,500.00	Insurance rates decreased by 12.3% in 2026 compared to 2025 Actuals.
Janitorial	\$6,615.00	Price remains the same in 2026
Landscaping	\$6,300.00	The 2025 Estimate included the cost of Sprinkler Maintenance (\$500), performed by a separate contractor. This cost is separated in 2026. For 2026, looking for a contractor who will stay within budget. Try to establish a flat rate for the year. The 2026 Estimate represents a 5% increase over the 2025 Estimate.
Sprinkler System	\$500.00	This is a new line item and separates the cost of turning the sprinkler system on in the spring, blowing out the lines in the spring and fall, and turning the water off in the fall.
Organics	\$527.00	Projecting a 5% increase from City over 2025 Estimate
Repairs and Maintenance	\$13,000.00	Lansing Point is an ageing property. Though underspent this year it would be wise to maintain a healthy maintenance budget

Snow Removal - Lot	\$11,250.00	A review of snow removal costs shows that prices have jumped dramatically over the past two years. Two years ago, the cost was \$1,500 a clearing. Now it has increased to between \$2,250 and \$2,750. Predicting how many times we will have to call for a clearing depends on snowfall, and in the past two years it has been once or twice, but this snow year could be significantly more. This budget is based on 4 clearings in 2026 at \$2,750 each
Snow Removal-Sidewalks	\$4,500.00	We have confirmation that the cost of \$85 a clearing in 2025 will remain the same in 2026
Telephone	\$2,320.00	Estimating a 5% increase in 2026
Waste Removal	\$4,583.00	Estimating a 5% increase in 2026
Water/Sewer	\$4,630.00	Estimating a 5% increase in 2026
Website & Digital Media	\$450.00	Renewal of website - next renewal in 2028
Window Washing	\$4,000.00	
TOTAL OPERATING EXPENSE	\$138,562.00	This is approximately a 15% increase over 2025 Actuals, mainly driven by underexpenditures in 2025 in 2 areas that are considered volatile: Repairs & Maintenance & Snow Removal

NON-OPERATING EXPENSES

Extraordinary Expenses

Reserve Study	\$10,000.00	Condition-based reserve study
Other	\$0.00	
Total for Extraordinary Expenses	\$10,000.00	

RESERVE FUND

Reserve Fund Contribution	\$18,000.00	\$18,021.32 will be come from the 2025 Surplus for a total contribution to the Reserve Fund of \$36,021.32
	\$18,000.00	
TOTAL NON-OPERATING EXPENSES	\$28,000.00	
TOTAL ALL EXPENSES	\$166,562.00	
NET INCOME	\$7,500.00	

2026 CONDO FEE	\$694.01	Monthly condo fee if Reserve Fund Contribution is included as part of it
	\$619.01	Monthly condo fee if the \$900 Reserve Fund Contribution is paid up front as a lump sum payment