

24-25 Budget

		23-24	23-24 Actual	24-25
Ordinary Income/Expense				
500 - REVENUES				
	501 · OP Dues	139,302.01	141,357.30	176,790.00
	515 · Miscellaneous Income	0.00		0.00
	530 · Locker Rental	3,000.00	3,230.00	3,000.00
	540 · Extra Parking	1,100.00	1,160.00	720.00
Total 500 · REVENUES		143,402.01	145,747.30	180,510.00
Total Income		143,402.01	145,747.30	180,510.00
Expense				
600 - ADMINISTRATIVE EXPENSE				
	613 · Merchant deposit fees	750.00	2,338.13	1,500.00
	614 · Professional Fees	0.00		3,000.00
	606 · Postage and box rental	152.00	259.50	300.00
	601 · Accountant	400.00	650.00	650.00
	603 · Management Fees	17,100.00	13,395.25	16,800.00
	605 · Office Supplies - Admin	0.00	217.38	150.00
	610 · Corporate Filing Fee/Taxes	10.00	10.00	20.00
	611 · Insurance Premiums			
	611 · Insurance Premiums - Total	35,024.00	31,840.00	36,100.00
	Harimann reimbursement	-12,784.00	-15,483.71	-13,176.50
	Total 611 · Christophe Ins. Premiums	22,240.00	16,356.29	22,923.50
Total 600 · ADMINISTRATIVE EXPENSE		40,652.00	33,226.55	45,343.50
700 - COMMON AREA				
CLEANING & MAINTENANCE				
	820 · Window Cleaning	1,400.00	1,250.00	1,550.00
	808 · Maintenance Boiler	1,350.00	2,338.77	2,000.00
	803 · Clean/Upkeep Labor	9,220.00	9,836.17	9,800.00
	805 · Maint/Repairs Labor	4,950.00	11,934.63	12,000.00
	806 · Maint/Repairs Supplies	1,200.00	3,135.57	4,000.00
	807 · Maintenance - Elevator	2,800.00	4,401.12	6,000.00
	810 · Chimney Cleaning	1,400.00	1,034.00	1,500.00
	815 · Snow Removal - Common Area	15,000.00	7,872.50	15,000.00
Total CLEANING & MAINTENANCE		37,320.00	41,802.76	51,850.00
701 - UTILITIES				
	702 · Alarm - Common Area	566.50	812.00	900.00
	705 · Electricity - Common Area	10,500.00	12,602.71	14,000.00
	710 · Natural Gas - Common Area	13,750.00	9,545.58	13,000.00
	715 · Fire Sprinkler - Common Area	1,850.00	1,054.64	1,900.00
	716 · Telephone - Common Area	698.04	659.75	700.00
	717 · Water & Sewer - Common Area	21,800.00	20,413.15	22,500.00
	718 · Trash - Common Area	5,324.12	5,428.56	5,460.00
Total 701 · UTILITIES		54,488.66	50,516.39	58,460.00
750 - LANDSCAPE				
	751 · Landscape Maintenance	6,800.00	6,938.66	7,000.00
	754 · Flowers	1,200.00	254.46	1,000.00

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	755 · Herbicides/Fertilize	250.00	130.00	260.00
	761 · Sprinkler System	320.00	191.00	220.00
	Total 750 · LANDSCAPE	8,570.00	7,514.12	8,480.00
	Total 700 · COMMON AREA	100,378.66	99,833.27	118,790.00
	850 · Spa & Pool EXPENSES			
	866 · Spa/Pool Electricity - Rec	6,520.00	6,987.74	7,800.00
	Total 865 · Spa & Pool - Rec	6,520.00	6,987.74	7,800.00
	890- Contingency			8,500.00
	Total Expense	147,550.66	140,047.56	180,433.50
	Net Ordinary Income	-4,148.65	5,699.74	76.50
	Capital Reserve Income			
	502 · Cap Reserve Dues + contingency	45,049.00	45,518.67	25,400.00
	503 · Special Assessments	90,000.00	90,000.00	
	#1 Elevator Speical assessment Sept			100,000.00
	#2 Elevator Assessment			100,000.00
	521 · Interest Capital Reserves	0.00	48.29	0.00
	Total Capital Reserve Income	135,049.00	135,566.96	225,400.00
	Total Capital Reserves	135,049.00	135,566.96	225,400.00
	Capital Expenditures			
	900 · CAPITAL RESERVE EXPENSES			
	Lighting Project	18,000.00	22,503.11	
	Laundry			900.00
	Fire suppression repairs			7,000.00
	Replace smoke detectors to heat detectors			2,500.00
	920 Elevator modernization			200,000.00
	935 · Boiler Replacement			
	918 · CR Contingency/future projects		1,725.00	15,000.00
	936 · Roof replacement	240,230.00	247,758.00	0.00
	Total 900 · CAPITAL RESERVE EXPENSES	258,230.00	271,986.11	225,400.00
		-123,181.00	-136,419.15	0.00