

	Budget	Projected	Budget
	24-25	Aug to July	25-26
Ordinary Income/Expense			
500 - REVENUES			
501 - OP Dues	176,790.00	176,284.68	170,000.00
530 - Locker Rental	3,000.00	3,240.00	3,000.00
540 - Extra Parking	720.00	1,760.00	1,000.00
Total 500 - REVENUES	180,510.00	181,284.68	174,000.00
Services		753.10	
Unapplied Cash Payment Income		-	
Total Income	180,510.00	182,037.78	174,000.00
Expense			
600 - ADMINISTRATIVE EXPENSE			
606 - Postage and box rental	300.00	240.90	300.00
613 - Merchant deposit fees	1,500.00	3,243.27	1,770.00
614 - Professional Fees	3,000.00	2,500.00	3,000.00
601 - Accountant	650.00	91.00	550.00
603 - Management Fees	16,800.00	14,400.00	16,800.00
605 - Office Supplies - Admin	150.00	80.39	150.00
610 - Corporate Filing Fee/Taxes	20.00	0.00	10.00
Total 600 - ADMINISTRATIVE EXPENSE	22,420.00	20,555.56	22,580.00
650 - Insurance Premiums			
611 - Insurance Premiums - Total	36,100.00	42,294.00	40,000.00
Harimann reimbursement	(13,176.50)	(17,760.51)	(16,360.00)
Total 611 - Christophe Ins. Premiums	22,923.50	24,533.49	23,640.00
700 - COMMON AREA			
Utilities			
702 Alarm - Common Area	900.00	1,117.31	900.00
705 Electricity - Common Area	14,000.00	13,063.15	12,000.00
710 Natural Gas - Common Area	13,000.00	9,444.33	9,500.00
715 Fire Sprinkler - Common Area	1,900.00	1,927.50	2,500.00
716 Telephone - Common Area	700.00	747.80	900.00
717 Water / Sewer - Common Area	22,500.00	21,533.74	23,520.00
718 Trash - Common Area	5,460.00	6,330.40	6,500.00
866 - Spa/Pool	7,800.00	8,287.83	9,200.00
Total for 701 UTILITIES	66,260.00	62,452.06	65,020.00
Landscaping			
751 - Landscape Maintenance	7,000.00	6,430.93	7,000.00
754 - Flowers	1000.00	0.00	1000.00
755 - Herbicides/Fertilize	260.00	0.00	0.00
761 - Sprinkler System	220.00	0.00	1000.00
Total 751 - LANDSCAPE	8,480.00	6,430.93	9,000.00
CLEANING & MAINTENANCE			
803 - Clean/Upkeep Labor - Vendor C	9,800.00	8,609.00	10,400.00
804 - Maint/Repair Labor - BMPM		4,561.82	4,500.00
805 - Maint/Repairs Labor - Vendors	12,000.00	1,647.38	1,500.00
806 - Maint/Repairs Supplies	4,000.00	376.31	3,000.00
807 - Maintenance - Elevator	6,000.00	2,789.23	6,000.00
808 - Maintenance Boiler	2,000.00	3,926.54	2,500.00
810 - Chimney Cleaning	1,500.00	525.00	750.00
815 - Snow Removal - Common Area	15,000.00	8,840.83	12,000.00
820 - Window Cleaning	1,550.00	-	2,000.00
Total CLEANING & MAINTENANCE	51,850.00	31,276.11	42,650.00
Total 700 - COMMON AREA	149,010.00	145,248.15	116,670.00
890 - Contingency	8,500.00	-	8,500.00
Total Expense	157,510.00	145,248.15	171,390.00
Net Ordinary Income	23,000.00	36,789.63	2,610.00
Capital Reserve Income			
502 - Cap Reserve Dues	25,400.00	25,203.13	25,400.00
503 - Special Assessments		167,639.27	
#1 Elevator Speical assessment Sept	100,000.00		
#2 Elevator Assessment	100,000.00		
521 - Interest Capital Reserves	-	20.14	
Total Capital Reserve Income	225,400.00	192,862.54	25,400.00
Capital Expenditures			
900 - CAPITAL RESERVE EXPENSES			
Landscape improvement			2,500.00
Laundry	900.00		
Fire suppression repairs	7,000.00	6,977.00	
Garage			
Replace smoke detectors to heat detectors	2,500.00		
920 Elevator modernization	200,000.00	102,019.72	87,000.00
918 - CR Contingency/future projects	15,000.00	4,630.00	15,000.00
Total 900 - CAPITAL RESERVE EXPENSES	225,400.00	113,626.72	104,500.00
	-	79,235.82	(79,100.00)
Net Income	\$ 23,000.00	\$ 116,025.45	\$ (76,490.00)
Amount in Operating acct.	116,694.41	85,000 to be placed in a Cap. Reserve CD	
Amount in Capital Reserve Accct.	35,807.97		

UNIT	POINTS	25'-26' MO/Dues	25'-26' MO/ CR	25'-26' Total MO
501	0.03426	\$485.35	\$72.52	\$557.87
502	0.03426	\$485.35	\$72.52	\$557.87
503	0.03316	\$469.77	\$70.19	\$539.96
504	0.03382	\$479.12	\$71.58	\$550.70
505	0.03272	\$463.53	\$69.27	\$532.80
506	0.03426	\$485.35	\$72.52	\$557.87
601	0.03205	\$454.04	\$67.84	\$521.88
602	0.03205	\$454.04	\$67.84	\$521.88
603	0.03205	\$454.04	\$67.84	\$521.88
604	0.03316	\$469.77	\$70.19	\$539.96
605	0.03426	\$485.35	\$72.52	\$557.87
606	0.03426	\$485.35	\$72.52	\$557.87
607	0.03205	\$454.04	\$67.84	\$521.88
608	0.03360	\$476.00	\$71.12	\$547.12
609	0.03426	\$485.35	\$72.52	\$557.87
610	0.03316	\$469.77	\$70.19	\$539.96
611	0.03205	\$454.04	\$67.84	\$521.88
612	0.03382	\$479.12	\$71.58	\$550.70
701	0.03426	\$485.35	\$72.52	\$557.87
702	0.03382	\$479.12	\$71.58	\$550.70
703	0.03426	\$485.35	\$72.52	\$557.87
704	0.03205	\$454.04	\$67.84	\$521.88
705	0.03426	\$485.35	\$72.52	\$557.87
706	0.03426	\$485.35	\$72.52	\$557.87
707	0.03426	\$485.35	\$72.52	\$557.87
708	0.03161	\$447.81	\$66.91	\$514.72
709	0.03250	\$460.42	\$68.78	\$529.20
710	0.03448	\$488.47	\$72.98	\$561.45
711	0.03338	\$472.88	\$70.66	\$543.54
712	0.03161	\$447.81	\$66.91	\$514.72
Total	1.000000	\$14,166.67	\$2,116.70	\$16,283.37

\$170,000.00

\$25,400.00