CY25 Marine Terminal Condo Opex Budget

	Budget January	Budget February	Budget March	Budget April	Budget May	Budget June	Budget July	Budget August	Budget September	Budget October	Budget November	Budget December	Budget 2025 Plan	Actual Fcst 2024	Actuals 2023	Budget 2024
Utilities Income	1,987	1,792	1,654	1,861	1,792	1,608	2,289	1,893	2,291	1,975	1,975	2,370	**23,487**	**23,064**	**22,029**	**21,722**
General Assessment	26,937	26,937	26,937	26,937	26,937	26,937	26,937	26,937	26,937	26,937	26,937	26,941	**323,248**	**323,248**	**305,012**	**323,313**
Operating Contribution	4,007	3,255	3,255	3,290	3,076	3,140	4,264	3,161	3,375	3,191	3,953	3,632	**41,599**	**37,628**	**44,038**	**41,956**
Specialty / Construction Tenant Income	-				-	200						200	**400**	**2,077**	**224**	**-**
Pet / Misc Income		-	1,500	-		-		-				-	**1,500**	**1,935**	**7,248**	**-**
Parking Income	175	175	175	175	175	175	175	175	175	175	175	175	**2,100**	**2,100**	**1,620**	**2,098**
Moving Income		-	400	-	-	400	-	-	400	-	-	400	**1,600**	**6,710**	**3,850**	**2,400**
Key Fobs/Remotes		-	-	-	-	-	-	-	-	-	-	-	**-**	**500**	**1,545**	**240**
Operating Income (Less Reserve)	**33,106**	**32,159**	**33,921**	**32,263**	**31,980**	**32,460**	**33,665**	**32,166**	**33,178**	**32,278**	**33,040**	**33,718**	**393,934**	**397,261**	**385,566**	**391,729**
													-0.8%	**3.0%**		**-0.6%**
Janitorial Services	1,486	1,486	1,486	1,486	1,072	1,072	1,072	1,072	1,486	1,486	1,486	1,486	**16,176**	**15,306**	**14,904**	**16,970**
Janitorial Supplies						-		-	125		125	125	**375**	**250**	**560**	**500**
Total Janitorial	**1,486**	**1,486**	**1,486**	**1,486**	**1,072**	**1,072**	**1,072**	**1,072**	**1,611**	**1,486**	**1,611**	**1,611**	**16,551**	**15,556**	**15,464**	**17,470**
Window Washing						13,390	-				-		**13,390**	**13,000**	**10,563**	**10,880**
Carpet/Floor Cleaning						-				3,500			**3,500**	**3,450**	**-**	**6,838**
Mat Service	266	398	266	266	266	266	398	159	399	399	399	399	**3,878**	**3,723**	**3,797**	**4,224**
Total Other Janitorial	**266**	**398**	**266**	**266**	**266**	**13,656**	**398**	**159**	**399**	**3,899**	**399**	**399**	**20,768**	**20,173**	**14,360**	**21,942**
Hvac	-		1,975	-	-	1,975	-	-	1,975	-		1,975	**7,900**	**7,889**	**5,189**	**7,600**
Vent/Duct Cleaning	-	-	-	-	-	-	-	-		-	-		**-**	**6,860**	**-**	**1,700**
Total HVAC	**-**	**-**	**1,975**	**-**	**-**	**1,975**	**-**	**-**	**1,975**	**-**	**-**	**1,975**	**7,900**	**14,749**	**5,189**	**9,300**
Trash Removal	554	554	554	554	554	554	554	554	554	554	554	554	**6,648**	**5,906**	**6,518**	**6,486**
Roof Inspection			-			-	1,957	-		-			**1,957**	**1,900**	**2,885**	**4,785**
Maintenance Labor	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	5,280	**63,360**	**63,230**	**64,248**	**65,673**
Maintenance Cleaning Supplies						-		-	-	-	-	165	**165**	**367**	**557**	**499**
Parking Structure Cleaning			-			-	3,200	-			-		**3,200**	**4,237**	**2,661**	**2,741**
Plumbing Repairs						-							**-**	**610**		**-**
Elevator Repairs & Maintenance	998	998	998	998	998	998	998	998	998	998	998	998	**11,976**	**11,629**	**11,153**	**11,414**
Landscape Service			500			500			500			-	**1,500**	**4,717**	**5,853**	**10,804**
Riverwalk Grounds Contract				400	400	400	400	400	300	100	100	-	**2,500**	**3,490**	**4,084**	**4,088**
Riverwalk Snow Removal	1,082	90	180			-		-	-	-	571	1,500	**3,423**	**3,423**	**2,759**	**3,429**
Exterminating	54	54	54	54	54	54	54	54	54	54	54	54	**648**	**608**	**600**	**633**
Security (Butterfly)	250	250	250	250	250	250	250	250	250	250	250	250	**3,000**	**3,465**	**4,221**	**3,966**
Fire and Life Safety	-			561				-	518			5,000	**6,079**	**5,319**	**2,119**	**3,736**
Fire Alarm Sprinklers								-	-		-	4,500	**4,500**	**1,030**	**770**	**722**
Snow Removal	3,097	660	561			-		-	-	-	2,000	2,000	**8,318**	**8,318**	**8,016**	**10,331**
Buildling General R and M	344	344	344	344	344	344	344	344	344	344	344	345	**4,129**	**8,739**	**5,188**	**5,484**
Total Repairs & Maintenance	**11,659**	**8,230**	**8,721**	**8,441**	**7,880**	**8,380**	**13,037**	**7,880**	**8,798**	**7,580**	**10,151**	**20,646**	**121,403**	**126,988**	**121,634**	**134,791**
Electricity	2,724	2,919	2,692	2,395	2,355	1,007	3,890	2,909	4,031	4,031	4,031	5,728	**38,713**	**36,987**	**34,851**	**37,871**
Water and Sewer	2,516	2,268	2,094	2,356	2,268	2,036	2,897	2,396	2,900	2,500	2,500	3,000	**29,731**	**29,233**	**26,642**	**28,427**
Gas	3,918	3,102	1,301	554	91	80	40	8	500	1,000	2,000	3,900	**16,494**	**15,994**	**15,995**	**16,304**
Riverwalk Utilities	137	117	127	66	58	31	29	127	150	150	200	200	**1,392**	**1,336**	**1,334**	**1,797**
Total Utilities	**9,295**	**8,407**	**6,214**	**5,371**	**4,772**	**3,154**	**6,857**	**5,439**	**7,581**	**7,681**	**8,731**	**12,828**	**86,330**	**83,550**	**78,823**	**84,399**
Other Taxes Fees and Licenses		11,354		-						-			**11,354**	**10,611**	**11,415**	**11,757**
Management Fees	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	**31,560**	**31,248**	**29,760**	**31,248**
Bank Services Fees						-							**-**	**-**	**15**	**-**
Office Supplies	184	423	201	205	200	175	170	196	201	46	-	-	**2,000**	**2,549**	**2,159**	**2,410**
Telephone	310	310	310	310	310	310	310	310	310	310	310	310	**3,720**	**5,869**	**7,669**	**4,696**
Accounting Fees/Professional Fees			1,173			-							**1,173**	**1,139**	**1,034**	**1,065**
Community Platform Fee		750				-			-			-	**750**	**897**	**689**	**1,080**
Seasonal Decorations						-					750	250	**1,000**	**1,000**	**2,337**	**2,250**
Total General and Adminstrative	**3,124**	**15,467**	**4,314**	**3,145**	**3,140**	**3,115**	**3,110**	**3,136**	**3,141**	**2,986**	**3,690**	**3,190**	**51,557**	**53,313**	**55,079**	**54,507**
Insurance Premium	**6,691**	**6,691**	**6,691**	**6,691**	**6,691**	**7,013**	**7,013**	**7,013**	**7,013**	**7,013**	**7,013**	**7,013**	**82,546**	**70,806**	**61,009**	**67,820**
Total Operating Expenses	**32,520**	**40,679**	**29,667**	**25,399**	**23,821**	**38,364**	**31,487**	**24,699**	**30,518**	**30,644**	**31,595**	**47,662**	**387,055**	**385,135**	**351,558**	**390,229**
													-	**-**	**-**	
Legal Fees	-	-	800	-	-	800	-	-	800			800	**3,200**	**3,244**	**15,721**	**1,500**
Income Taxes	-	-	-	3,679	-	-	-						**3,679**	**3,438**	**-**	**-**
Total Operating Expense + Legal/Taxes	**32,520**	**40,679**	**30,467**	**29,078**	**23,821**	**39,164**	**31,487**	**24,699**	**31,318**	**30,644**	**31,595**	**48,462**	**393,934**	**391,817**	**367,279**	**391,729**
													0.5%	**6.7%**		**-0.6%**
Operating Net Income/(Loss) Less Reserve	**586**	**(8,520)**	**3,455**	**3,185**	**8,159**	**(6,704)**	**2,178**	**7,467**	**1,860**	**1,633**	**1,445**	**(14,744)**	**(0)**	**5,444**	**18,287**	**(0)**