

Budget Worksheet

Revision = 2026 BUDGET  
Property = 2632,Book = Cash,Start Month = 01/2026,Duration = 12 months

| Account Number | Account Name                  | D | N | G/L Budget<br>01/2025-12/2025 | Row<br>Total | January   | February  | March     | April     | May       | June      | July      | August    | September | October   | November  | December  |
|----------------|-------------------------------|---|---|-------------------------------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 4001-0000      | Operating Income/(Loss)       |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |
| 4003-0000      | Rental Income                 |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |
| 4055-0000      | General Assessment            |   |   | 262,928.40                    | 302,367.72   | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 | 25,197.31 |
| 4057-0001      | Special Assessment - Elevator |   |   | 0.00                          | 300,000.00   | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 |
| 4063-0000      | Operating Contribution        |   |   | 1,500.00                      | 1,500.00     | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    | 125.00    |
| 4199-9999      | Total Rental Income           |   |   | 264,428.40                    | 603,867.72   | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 | 50,322.31 |
| 4200-0000      | Other Income                  |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |
| 4219-0200      | Interest Income - Reserves    |   |   | 400.00                        | 400.00       | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.37     |
| 4299-9999      | Total Other Income            |   |   | 400.00                        | 400.00       | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.33     | 33.37     |
| 4999-9999      | Total Income                  |   |   | 264,828.40                    | 604,267.72   | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.64 | 50,355.68 |
| 7000-0002      | Operating Expenses            |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |
| 8000-9999      | Janitorial                    |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |
| 8010-0000      | Janitorial Services           |   |   | 7,320.00                      | 7,320.00     | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    |
| 8113-0500      | Total Janitorial              |   |   | 7,320.00                      | 7,320.00     | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    | 610.00    |
| 8113-9999      | Other Janitorial              |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |
| 8115-0000      | Window Washing                |   |   | 4,100.00                      | 5,000.00     | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 5,000.00  | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      |
| 8116-0000      | Carpet/Floor Cleaning         |   |   | 1,000.00                      | 3,400.00     | 0.00      | 0.00      | 0.00      | 0.00      | 2,000.00  | 0.00      | 0.00      | 1,400.00  | 0.00      | 0.00      | 0.00      | 0.00      |
| 8117-0000      | Mat Service                   |   |   | 2,300.00                      | 2,300.00     | 191.67    | 191.67    | 191.67    | 191.67    | 191.67    | 191.67    | 191.67    | 191.67    | 191.67    | 191.67    | 191.67    | 191.63    |
| 8135-9999      | Total Other Janitorial        |   |   | 7,400.00                      | 10,700.00    | 191.67    | 191.67    | 191.67    | 191.67    | 2,191.67  | 191.67    | 5,191.67  | 1,591.67  | 191.67    | 191.67    | 191.67    | 191.63    |
| 8140-0000      | HVAC                          |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |
| 8142-0000      | HVAC                          |   |   | 0.00                          | 10,000.00    | 0.00      | 500.00    | 0.00      | 2,000.00  | 5,000.00  | 0.00      | 500.00    | 0.00      | 2,000.00  | 0.00      | 0.00      | 0.00      |
| 8149-9999      | Total HVAC                    |   |   | 0.00                          | 10,000.00    | 0.00      | 500.00    | 0.00      | 2,000.00  | 5,000.00  | 0.00      | 500.00    | 0.00      | 2,000.00  | 0.00      | 0.00      | 0.00      |
| 8160-0001      | Repairs and Maintenance       |   |   |                               |              |           |           |           |           |           |           |           |           |           |           |           |           |

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| Account Number | Account Name                     | D N | G/L Budget 01/2025-12/2025 | Row Total | January  | February | March    | April    | May      | June     | July     | August   | September | October  | November | December |
|----------------|----------------------------------|-----|----------------------------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|
| 8171-0000      | Trash Removal                    |     | 15,450.00                  | 12,263.04 | 1,021.92 | 1,021.92 | 1,021.92 | 1,021.92 | 1,021.92 | 1,021.92 | 1,021.92 | 1,021.92 | 1,021.92  | 1,021.92 | 1,021.92 | 1,021.92 |
| 8189-0000      | Inspections - Building/System    |     | 2,500.00                   | 1,916.00  | 0.00     | 178.00   | 0.00     | 0.00     | 178.00   | 0.00     | 0.00     | 727.00   | 0.00      | 655.00   | 178.00   | 0.00     |
| 8200-0000      | Maintenance Labor                |     | 20,000.00                  | 15,000.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00 | 1,250.00  | 1,250.00 | 1,250.00 | 1,250.00 |
| 8204-0000      | Maintenance - General            |     | 3,200.00                   | 8,000.00  | 666.67   | 666.67   | 666.67   | 666.67   | 666.67   | 666.67   | 666.67   | 666.67   | 666.67    | 666.67   | 666.67   | 666.63   |
| 8210-0050      | Garage Repairs                   |     | 2,000.00                   | 2,000.00  | 166.67   | 166.67   | 166.67   | 166.67   | 166.67   | 166.67   | 166.67   | 166.67   | 166.67    | 166.67   | 166.67   | 166.63   |
| 8221-0000      | Elevator Repairs and Maintenance |     | 5,500.00                   | 5,300.00  | 0.00     | 2,534.40 | 500.00   | 200.00   | 0.00     | 500.00   | 865.60   | 200.00   | 0.00      | 500.00   | 0.00     | 0.00     |
| 8222-0000      | Landscape Lawn Service           |     | 10,000.00                  | 5,800.00  | 0.00     | 0.00     | 0.00     | 600.00   | 600.00   | 1,600.00 | 600.00   | 600.00   | 600.00    | 600.00   | 600.00   | 0.00     |
| 8229-0000      | Security                         |     | 3,000.00                   | 3,290.00  | 25.00    | 0.00     | 25.00    | 0.00     | 1,975.00 | 0.00     | 1,215.00 | 0.00     | 0.00      | 25.00    | 25.00    | 0.00     |
| 8230-0000      | Fire and Life Safety             |     | 624.00                     | 790.00    | 0.00     | 0.00     | 50.00    | 0.00     | 0.00     | 0.00     | 0.00     | 690.00   | 0.00      | 0.00     | 0.00     | 50.00    |
| 8232-0000      | Snow Removal                     |     | 8,000.00                   | 9,300.00  | 1,600.00 | 1,600.00 | 1,600.00 | 1,300.00 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 1,600.00 | 1,600.00 |
| 8249-9999      | Total Repairs and Maintenance    |     | 70,274.00                  | 63,659.04 | 4,730.26 | 7,417.66 | 5,280.26 | 5,205.26 | 5,858.26 | 5,205.26 | 5,785.86 | 5,322.26 | 3,705.26  | 4,885.26 | 5,508.26 | 4,755.18 |
| 8250-0001      | Utilities                        |     |                            |           |          |          |          |          |          |          |          |          |           |          |          |          |
| 8251-0000      | Electricity                      |     | 21,712.00                  | 23,581.56 | 1,965.13 | 1,965.13 | 1,965.13 | 1,965.13 | 1,965.13 | 1,965.13 | 1,965.13 | 1,965.13 | 1,965.13  | 1,965.13 | 1,965.13 | 1,965.13 |
| 8253-0000      | Water and Sewer                  |     | 15,525.00                  | 16,146.00 | 1,345.50 | 1,345.50 | 1,345.50 | 1,345.50 | 1,345.50 | 1,345.50 | 1,345.50 | 1,345.50 | 1,345.50  | 1,345.50 | 1,345.50 | 1,345.50 |
| 8259-9999      | Total Utilities                  |     | 37,237.00                  | 39,727.56 | 3,310.63 | 3,310.63 | 3,310.63 | 3,310.63 | 3,310.63 | 3,310.63 | 3,310.63 | 3,310.63 | 3,310.63  | 3,310.63 | 3,310.63 | 3,310.63 |
| 8260-0001      | General and Administrative       |     |                            |           |          |          |          |          |          |          |          |          |           |          |          |          |
| 8273-0000      | Internet/Cable Expense           |     | 792.00                     | 0.00      | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     |
| 8286-0000      | Licenses Fees and Permits        |     | 80.00                      | 92.00     | 0.00     | 0.00     | 52.00    | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 40.00    | 0.00     | 0.00     |
| 8330-0000      | Management Fees                  |     | 15,303.00                  | 37,200.00 | 3,100.00 | 3,100.00 | 3,100.00 | 3,100.00 | 3,100.00 | 3,100.00 | 3,100.00 | 3,100.00 | 3,100.00  | 3,100.00 | 3,100.00 | 3,100.00 |
| 8340-0000      | Office Supplies                  |     | 1,500.00                   | 1,500.00  | 125.00   | 125.00   | 125.00   | 125.00   | 125.00   | 125.00   | 125.00   | 125.00   | 125.00    | 125.00   | 125.00   | 125.00   |
| 8345-0000      | Telephone                        |     | 1,740.00                   | 1,020.00  | 85.00    | 85.00    | 85.00    | 85.00    | 85.00    | 85.00    | 85.00    | 85.00    | 85.00     | 85.00    | 85.00    | 85.00    |
| 8346-0000      | Accounting Fees                  |     | 0.00                       | 500.00    | 0.00     | 0.00     | 500.00   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00      | 0.00     | 0.00     | 0.00     |

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|----------------|-----------------------------------|-----|----------------------------|------------|-----------|------------|-----------|-----------|-----------|------------|-----------|-----------|------------|-----------|-----------|-----------|
| 8349-0000      | Other Admin Expense               |     | 60.00                      | 200.00     | 0.00      | 0.00       | 50.00     | 0.00      | 50.00     | 0.00       | 0.00      | 50.00     | 0.00       | 0.00      | 50.00     | 0.00      |
| 8399-9999      | Total General and Administrative  |     | 19,475.00                  | 40,512.00  | 3,310.00  | 3,310.00   | 3,912.00  | 3,310.00  | 3,360.00  | 3,310.00   | 3,310.00  | 3,360.00  | 3,310.00   | 3,350.00  | 3,360.00  | 3,310.00  |
| 8400-0000      | Other Expenses                    |     |                            |            |           |            |           |           |           |            |           |           |            |           |           |           |
| 8439-0000      | Legal Expense                     |     | 4,000.00                   | 5,000.00   | 416.67    | 416.67     | 416.67    | 416.67    | 416.67    | 416.67     | 416.67    | 416.67    | 416.67     | 416.67    | 416.67    | 416.63    |
| 8459-9999      | Total Other Expenses              |     | 4,000.00                   | 5,000.00   | 416.67    | 416.67     | 416.67    | 416.67    | 416.67    | 416.67     | 416.67    | 416.67    | 416.67     | 416.67    | 416.67    | 416.63    |
| 8460-0000      | Insurance                         |     |                            |            |           |            |           |           |           |            |           |           |            |           |           |           |
| 8461-0000      | Insurance Premiums                |     | 25,680.00                  | 30,000.00  | 2,500.00  | 2,500.00   | 2,500.00  | 2,500.00  | 2,500.00  | 2,500.00   | 2,500.00  | 2,500.00  | 2,500.00   | 2,500.00  | 2,500.00  | 2,500.00  |
| 8465-9999      | Total Insurance                   |     | 25,680.00                  | 30,000.00  | 2,500.00  | 2,500.00   | 2,500.00  | 2,500.00  | 2,500.00  | 2,500.00   | 2,500.00  | 2,500.00  | 2,500.00   | 2,500.00  | 2,500.00  | 2,500.00  |
| 8472-0000      | Parking                           |     |                            |            |           |            |           |           |           |            |           |           |            |           |           |           |
| 8472-0011      | Parking - Garage Door Maintenance |     | 2,500.00                   | 2,000.00   | 166.67    | 166.67     | 166.67    | 166.67    | 166.67    | 166.67     | 166.67    | 166.67    | 166.67     | 166.67    | 166.67    | 166.63    |
| 8472-9999      | Total Parking                     |     | 2,500.00                   | 2,000.00   | 166.67    | 166.67     | 166.67    | 166.67    | 166.67    | 166.67     | 166.67    | 166.67    | 166.67     | 166.67    | 166.67    | 166.63    |
| 8475-9999      | Total Operating Expenses          |     | 173,886.00                 | 208,918.60 | 15,235.90 | 18,423.30  | 16,387.90 | 17,710.90 | 23,413.90 | 15,710.90  | 21,791.50 | 17,277.90 | 16,210.90  | 15,430.90 | 16,063.90 | 15,260.70 |
| 8599-9999      | Net Operating Income/(Loss)       |     | 90,942.40                  | 395,349.12 | 35,119.74 | 31,932.34  | 33,967.74 | 32,644.74 | 26,941.74 | 34,644.74  | 28,564.14 | 33,077.74 | 34,144.74  | 34,924.74 | 34,291.74 | 35,094.98 |
| 8600-0000      | Non-Operating Expenses            |     |                            |            |           |            |           |           |           |            |           |           |            |           |           |           |
| 8764-0000      | Income Taxes                      |     | 300.00                     | 400.00     | 33.33     | 33.33      | 33.33     | 33.33     | 33.33     | 33.33      | 33.33     | 33.33     | 33.33      | 33.33     | 33.33     | 33.37     |
| 8767-0000      | Reserve Fund Contribution         |     | 90,642.40                  | 94,949.12  | 7,912.43  | 7,912.43   | 7,912.43  | 7,912.43  | 7,912.43  | 7,912.43   | 7,912.43  | 7,912.43  | 7,912.43   | 7,912.43  | 7,912.43  | 7,912.39  |
| 8769-0001      | Reserve Expenses - Elevator       |     | 0.00                       | 300,000.00 | 0.00      | 100,000.00 | 0.00      | 0.00      | 0.00      | 100,000.00 | 0.00      | 0.00      | 100,000.00 | 0.00      | 0.00      | 0.00      |
| 8820-9999      | Total Non-Operating Expenses      |     | 90,942.40                  | 395,349.12 | 7,945.76  | 107,945.76 | 7,945.76  | 7,945.76  | 7,945.76  | 107,945.76 | 7,945.76  | 7,945.76  | 107,945.76 | 7,945.76  | 7,945.76  | 7,945.76  |
| 9999-9998      | Net Income/(Loss)                 |     | 0.00                       | 0.00       | 27,173.98 | -76,013.42 | 26,021.98 | 24,698.98 | 18,995.98 | -73,301.02 | 20,618.38 | 25,131.98 | -73,801.02 | 26,978.98 | 26,345.98 | 27,149.22 |
|                |                                   |     | 0.00                       | 0.00       | 0.00      | 0.00       | 0.00      | 0.00      | 0.00      | 0.00       | 0.00      | 0.00      | 0.00       | 0.00      | 0.00      | 0.00      |
|                | CASH FLOW                         |     | 0.00                       | 0.00       | 27,173.98 | -76,013.42 | 26,021.98 | 24,698.98 | 18,995.98 | -73,301.02 | 20,618.38 | 25,131.98 | -73,801.02 | 26,978.98 | 26,345.98 | 27,149.22 |