

065470 THE LOFTS ON BROADWAY CONDOMINIUM ASSOCIATION INC			
Approved 2026 Budget			
For the year beginning 01-01 and ending 12-31			
COA	Description	2025 Budget	2026 Budget
4000	INCOME		
4020	ASSESSMENTS - MONTHLY	279,670.00	296450.00
4060	LATE CHARGES	0.00	0.00
4080	CLOSING FEES	2,700.00	1000.00
4081	ALLOCATE CLOSING FEES TO RESERVE	0.00	0.00
4138	RECYCLE PROGRAM	1,200.00	1200.00
4175	TIME WARNER INCENTIVE	500.00	400.00
4340	INTEREST - RESERVES	12,592.00	0.00
4350	INTEREST ALLOC TO RESERVES	0.00	0.00
4980	TOTAL INCOME	296,662.00	299,050.00
4990	EXPENSES		
5010	BUILDING MAINTENANCE	14,074.00	20000.00
5012	WINDOWS	5,854.00	6710.00
5020	ROOF REPAIRS	2,000.00	2000.00
5060	PLUMBING REPAIRS	0.00	0.00
5090	ELEVATOR MAINTENANCE	2,496.00	2000.00
5095	ELEVATOR CONTRACT	11,665.00	12089.00
5104	MAT SERVICE	3,046.00	3064.00
5110	BUILDING CLEANING	7,900.00	7900.00
5156	HVAC REPAIRS	2,383.00	2000.00
5162	GARAGE DOOR MAINTENANCE	350.00	400.00
5171	GARAGE CLEANING	1,029.00	1034.00
5186	EXTERMINATING	702.00	705.00
5280	TRASH REMOVAL	16,860.00	17703.00
5314	INTERCOM	2,981.00	3235.00
5511	CARPET CLEANING		0.00
5804	ALARMS & MONITORING	1,350.00	895.00
5806	FIRE EXTINGUISHERS & MAINT	1,527.00	1466.00
5808	SPRINKLER SYSTEM	1,879.00	1840.00
5811	SECURITY SYSTEM REPAIRS		0.00
6353	SNOW SERVICES	4,810.00	4994.00
7910	ELECTRIC	24,112.00	24835.00
7920	WATER/SEWER	18,725.00	19287.00
7960	GAS-BUILDING	5,380.00	5542.00
8020	MANAGEMENT FEE	19,782.00	20771.10
8040	POSTAGE	0.00	300.00
8060	COPIES/PRINTING/SUPPLIES	1,309.00	1300.00
8069	TECHNOLOGY FEE	0.00	300.00
8080	CPA SERVICES	200.00	200.00
8100	LEGAL EXPENSE	500.00	1000.00
8143	PERMITS/LICENSES	1,382.00	907.00
8161	TELEPHONE	1,872.00	2332.00
8180	INCOME TAX	2,052.00	3000.00
8340	SPECIAL PROJECTS	0.00	0.00
8381	MEETING/APPOINTMENT	1,257.00	1250.00
8390	FED/STATE REQUIRED CORP REPORT FILINGS	0.00	120.00
8481	PROPERTY INSURANCE	59,388.00	56760.00
8490	WORKERS COMPENSATION	955.00	900.00
9170	REPLACEMENT RESERVES	78,834.00	72210.90
9980	TOTAL EXPENSES	296,654.00	299,050.00
9990	NET GAIN (LOSS)	8.00	0.00