Budget
L'Hermitage Condominium Association, Inc.

Order: 7BZTYRXH4
Address: 1219 N Jackson St Unit 308
Order Date: 06-02-2026
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Budget Worksheet

Revision = #2026

Property = 2647,Book = Cash,Start Month = 01/2026,Duration = 12 months

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
4001-0000	**Operating Income/(Loss)**																
4003-0000	**Rental Income**																
4041-0000	HVAC Income			11,000	11,002	917	917	917	917	917	917	917	917	917	917	917	917
4042-0000	Insurance Income			39,675	45,230	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769
4055-0000	General Assessment			298,449	333,504	27,792	27,792	27,792	27,792	27,792	27,792	27,792	27,792	27,792	27,792	27,792	27,792
4057-0000	Special Assessment			98,900	0	0	0	0	0	0	0	0	0	0	0	0	0
4067-0000	Reserve Contribution			58,584	61,056	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088
4199-9999	Total Rental Income			506,608	450,792	37,566	37,566	37,566	37,566	37,566	37,566	37,566	37,566	37,566	37,566	37,566	37,566
4200-0000	**Other Income**																
4203-0000	Cable Income			26,000	26,001	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167
4219-0000	Interest Income			100	100	8	8	8	8	8	8	8	8	8	8	8	8
4223-0000	Parking Income			4,032	4,032	336	336	336	336	336	336	336	336	336	336	336	336
4299-9999	Total Other Income			30,132	30,133	2,511	2,511	2,511	2,511	2,511	2,511	2,511	2,511	2,511	2,511	2,511	2,511
4999-9999	Total Income			536,740	480,925	40,077	40,077	40,077	40,077	40,077	40,077	40,077	40,077	40,077	40,077	40,077	40,077
7000-0002	**Operating Expenses**																
8113-9999	**Other Janitorial**																
8115-0000	Window Washing			6,700	6,700	0	0	0	0	6,700	0	0	0	0	0	0	0
8116-0000	Carpet/Floor Cleaning			4,000	4,000	333	333	333	333	333	333	333	333	333	333	333	333
8135-9999	Total Other Janitorial			10,700	10,700	333	333	333	333	7,033	333	333	333	333	333	333	333
8140-0000	**HVAC**																
8142-0000	HVAC			3,420	3,420	285	285	285	285	285	285	285	285	285	285	285	285
8142-0205	HVAC - Billed to Tenant			11,000	11,000	917	917	917	917	917	917	917	917	917	917	917	917
8149-9999	Total HVAC			14,420	14,420	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202	1,202
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			9,000	4,632	386	386	386	386	386	386	386	386	386	386	386	386
8200-0000	Maintenance Labor			55,000	68,696	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725	5,725
8204-0000	Maintenance - General			31,200	32,700	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725
8208-0000	Painting			1,000	5,000	417	417	417	417	417	417	417	417	417	417	417	417
8215-0000	Plumbing Repairs			10,000	5,000	417	417	417	417	417	417	417	417	417	417	417	417
8221-0000	Elevator Repairs and Maintenance			5,000	5,240	437	437	437	437	437	437	437	437	437	437	437	437
8222-0000	Landscape Lawn Service			7,000	7,000	583	583	583	583	583	583	583	583	583	583	583	583
8224-0000	Landscaping and Grounds			33,000	28,000	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333
8224-0205	Community Garden Expense			6,000	3,000	250	250	250	250	250	250	250	250	250	250	250	250
8227-0000	Exterminating			2,500	2,500	208	208	208	208	208	208	208	208	208	208	208	208
8227-0001	Exterminating - J			3,000	3,000	250	250	250	250	250	250	250	250	250	250	250	250
8229-0000	Security			4,000	4,000	333	333	333	333	333	333	333	333	333	333	333	333
8230-0000	Fire and Life Safety			9,000	9,000	750	750	750	750	750	750	750	750	750	750	750	750
8232-0000	Snow Removal			10,000	10,000	833	833	833	833	833	833	833	833	833	833	833	833
8236-0000	Swimming Pool			7,500	7,500	625	625	625	625	625	625	625	625	625	625	625	625
8245-0000	Structural/Roof Repairs			6,000	6,000	500	500	500	500	500	500	500	500	500	500	500	500
8249-9999	Total Repairs and Maintenance			199,200	201,268	16,772	16,772	16,772	16,772	16,772	16,772	16,772	16,772	16,772	16,772	16,772	16,772
8250-0001	**Utilities**																
8251-0000	Electricity			19,000	20,710	1,726	1,726	1,726	1,726	1,726	1,726	1,726	1,726	1,726	1,726	1,726	1,726
8253-0000	Water and Sewer			9,000	9,000	750	750	750	750	750	750	750	750	750	750	750	750
8254-0000	Gas			4,000	4,360	363	363	363	363	363	363	363	363	363	363	363	363
8259-9999	Total Utilities			32,000	34,070	2,839	2,839	2,839	2,839	2,839	2,839	2,839	2,839	2,839	2,839	2,839	2,839

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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
8260-0001	**General and Administrative**																
8271-0000	Cable			26,000	26,000	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167
8273-0000	Internet/Cable Expense			1,400	1,400	117	117	117	117	117	117	117	117	117	117	117	117
8290-0000	Special Events			1,000	1,000	0	0	0	0	0	0	0	0	0	0	0	1,000
8330-0000	Management Fees			35,000	48,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
8334-0000	Employer Payroll Tax Expense			10,000	0	0	0	0	0	0	0	0	0	0	0	0	0
8334-0005	Miscellaneous Payroll			700	0	0	0	0	0	0	0	0	0	0	0	0	0
8340-0000	Office Supplies			1,500	1,500	125	125	125	125	125	125	125	125	125	125	125	125
8345-0000	Telephone			4,000	4,000	333	333	333	333	333	333	333	333	333	333	333	333
8346-0000	Accounting Fees			0	3,600	300	300	300	300	300	300	300	300	300	300	300	300
8347-0000	Professional Fees			6,000	7,500	625	625	625	625	625	625	625	625	625	625	625	625
8399-9999	Total General and Administrative			85,600	93,000	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,667	8,667
8400-0000	**Other Expenses**																
8435-0000	Other Expense			5,000	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000
8439-0000	Legal Expense			5,000	5,000	417	417	417	417	417	417	417	417	417	417	417	417
8459-9999	Total Other Expenses			10,000	10,000	417	417	417	417	417	417	417	417	417	417	417	5,417
8460-0000	**Insurance**																
8462-0000	Property Insurance			39,675	45,230	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769
8465-9999	Total Insurance			39,675	45,230	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769	3,769
8475-9999	Total Operating Expenses			391,595	408,688	32,999	32,999	32,999	32,999	39,699	32,999	32,999	32,999	32,999	32,999	32,999	38,999
8599-9999	Net Operating Income/(Loss)			145,145	72,237	7,078	7,078	7,078	7,078	378	7,078	7,078	7,078	7,078	7,078	7,078	1,078
8600-0000	**Non-Operating Expenses**																
8764-0000	Income Taxes			4,000	4,000	0	0	0	4,000	0	0	0	0	0	0	0	0

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8770-0000	Reserve Fund Transfer			76,547	61,056	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088
8770-0001	Reserve Transfer			0	10,000	833	833	833	833	833	833	833	833	833	833	833	833
8820-9999	Total Non-Operating Expenses			80,547	75,056	5,921	5,921	5,921	9,921	5,921	5,921	5,921	5,921	5,921	5,921	5,921	5,921
9999-9998	Net Income/(Loss)			64,598	-2,819	1,157	1,157	1,157	-2,843	-5,543	1,157	1,157	1,157	1,157	1,157	1,157	-4,843

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