OPERATING BUDGET	2022 Actual	2023 Actual	2024 Actual	2025 Estimate	%	2026 Budget	%
RECEIPTS							
General Assessment	1,501,007	1,543,002	1,595,001	1,625,000	1.9%	1,650,000	1.5%
Investment Income	14,181	55,313	76,345	87,600	14.7%	90,000	2.7%
Guest & Gathering	17,325	11,638	16,301	17,600	8.0%	15,000	-14.8%
Other Taxable	1,014	1,127	1,422	2,400	68.8%	1,500	-37.5%
Other Non-Taxable	2,501	1,167	856	1,600	86.9%	1,500	-6.3%
Total Income	**$1,536,028**	**$1,612,246**	**$1,689,926**	**$1,734,200**	**2.6%**	**$1,758,000**	**1.4%**
OUTLAYS							
Janitorial Services	61,866	54,496	52,530	56,200	7.0%	59,000	5.0%
Window Washing	43,950	45,665	46,666	50,500	8.2%	55,300	9.5%
HVAC	54,273	55,906	55,373	46,400	-16.2%	70,800	52.6%
Trash Removal	5,288	5,367	5,460	5,700	4.4%	6,000	5.3%
Plumbing Repairs	7,360	1,645	1,986	5,500	177.0%	3,000	-45.5%
Elevator Repairs	31,189	34,440	33,506	33,200	-0.9%	34,900	5.1%
Landscaping	17,969	26,244	18,930	20,800	9.9%	19,800	-4.8%
Fire and Life Safety	29,581	27,375	26,539	110,300	315.6%	37,000	-66.5%
Snow Removal	8,610	8,947	9,391	9,200	-2.0%	9,500	3.3%
Building Interior	24,106	18,241	33,676	54,500	61.8%	33,300	-38.9%
Building Exterior	7,510	33,967	30,116	33,800	12.2%	29,300	-13.3%
Electricity	126,144	137,412	149,316	140,100	-6.2%	150,000	7.1%
Water & Sewer	36,677	32,948	34,537	41,600	20.4%	42,500	2.2%
Gas	2,075	1,166	1,335	1,300	-2.6%	1,500	15.4%
Steam	147,690	127,090	117,910	143,900	22.0%	150,000	4.2%
Management Fees	43,666	44,881	46,769	49,200	5.2%	51,300	4.3%
Management Salaries	172,738	183,777	178,252	193,700	8.7%	207,000	6.9%
Security Staff	220,816	236,565	236,947	191,600	-19.1%	192,400	0.4%
Security One Time			77,175			-	
Telephone	11,543	11,601	11,507	11,100	-3.5%	11,500	3.6%
Professional Fees	5,615	2,188	2,083	9,000	332.2%	7,000	-22.2%
City of Milwaukee	21,872	22,829	21,967	26,800	22.0%	24,600	-8.2%
Administrative	9,729	7,722	12,058	9,400	-22.0%	11,700	24.5%
Insurance Premiums	56,437	71,749	66,402	68,100	2.6%	75,200	10.4%
Insurance Proceeds	-			(25,000)			
Insured Losses	8,287	25,000	25,232	-	-100.0%	15,000	
Income Taxes	-	2,000	12,650	8,600	-32.0%	8,000	-7.0%
Operating Expense	**1,154,990**	**1,219,220**	**1,308,313**	**1,295,500**	**-1.0%**	**1,305,600**	**0.8%**
Net Operating Income	**$381,038**	**$393,026**	**$381,613**	**$438,700**	**15.0%**	**$452,400**	**3.1%**
NON-OPERATING ITEMS							
Special Assessment	-					-	
Reserve Projects	249,426	76,872	9,549	112,800		142,500	
Other Non-Operating						-	
Reserve Fund Contribution	260,000	281,000	315,000	315,000	0.0%	342,400	8.7%
Reserve Transfer-Interest Income	14,181	55,313	76,345	87,600		90,000	
Reserve Transfer-Insurance Deductible				25,000			
Reserve Transfer-Excess Operating Income	60,000	40,000	35,000	10,000		20,000	
Operating Reserve (to)/From Operating Account							
Reserve Transfer-Projects	(249,426)	(76,872)	(9,549)	(112,800)		(142,500)	
Non-Operating Items	**$334,181**	**$376,313**	**$426,345**	**$437,600**		**$452,400**	
Net Income	**46,857**	**16,713**	**(44,732)**	**1,100**		**-**	

TOTAL RESERVE BUDGET	2022 Actual	2023 Actual	2024 Actual	2025 Estimate	2026 Budget
Operating Reserve Beginning Bal	**$445,067**	**$505,067**	**$435,067**	**$400,067**	**$379,067**
Transfer Budget Surplus	60,000	40,000	35,000		
Transfer (to)/from Operating Account					
Reserve Transfer	-	(110,000)	(70,000)	(21,000)	-
Operating Reserve Ending Bal *	**$505,067**	**$435,067**	**$400,067**	**$379,067**	**$379,067**
Replacement Reserve Beginning Bal	**$705,552**	**$730,307**	**$1,099,748**	**$1,551,544**	**$1,897,344**
Reserve Fund Contribution	260,000	281,000	315,000	315,000	342,400
Transfer from Operating Fund		50,000	70,000	21,000	
Transfer Budget Surplus		60,000		25,000	20,000
Amended Budget Transfer				10,000	
Reserve Transfer					
East Façade Repairs	(35,570)				
Cooling Towers - Rebuild	(85,856)				
BAS	(128,000)				
Balcony Repaint		(53,240)			
Wine Cellar and Humidor HVAC Equipment			(9,549)		
Exercise Equipment - Cardio & Strength					(20,500)
Chillers - Rebuild				(112,800)	
Fans - Common Areas (1 of 7 every 5 years)					(3,000)
Revolving Door					(102,000)
Building Automation System - Controls (33% every 5 years)					(17,000)
Valves (8 of 80 every 5 years)					
Air Handling Unit - First and Second Floor Common (rel		(23,632)			
Pumps - Sump (1 of 5 every 4 years)					
Investment Income	14,181	55,313	76,345	87,600	90,000
Replacement Reserve Ending Bal **	**$730,307**	**$1,099,748**	**$1,551,544**	**$1,897,344**	**$2,207,244**
Total Reserves	**$1,235,374**	**$1,534,815**	**$1,951,611**	**$2,276,411** `	**$2,586,311**

Unit Assessment Fee Schedule

Unit	Allocation	Monthly	Annual	Unit	Allocation	Monthly	Annual
201	1.184%	$ 1,628.00	19,536.00	1601	1.012%	1,391.50	16,698.00
301	1.012%	$ 1,391.50	16,698.00	1602	1.170%	1,608.75	19,305.00
302	1.104%	$ 1,518.00	18,216.00	1603	1.220%	1,677.50	20,130.00
303	0.72%	$ 990.00	11,880.00	1701	1.012%	1,391.50	16,698.00
401	1.012%	$ 1,391.50	16,698.00	1702	1.170%	1,608.75	19,305.00
402	1.145%	$ 1,574.38	18,892.50	1703	1.220%	1,677.50	20,130.00
403	1.229%	$ 1,689.88	20,278.50	1801	1.012%	1,391.50	16,698.00
501	1.012%	$ 1,391.50	16,698.00	1802	1.170%	1,608.75	19,305.00
502	1.145%	$ 1,574.38	18,892.50	1803	1.220%	1,677.50	20,130.00
503	1.229%	$ 1,689.88	20,278.50	1901	1.012%	1,391.50	16,698.00
601	1.012%	$ 1,391.50	16,698.00	1902	1.170%	1,608.75	19,305.00
602	1.145%	$ 1,574.38	18,892.50	1903	1.220%	1,677.50	20,130.00
603	1.229%	$ 1,689.88	20,278.50	2001	1.012%	1,391.50	16,698.00
701	1.012%	$ 1,391.50	16,698.00	2002	1.170%	1,608.75	19,305.00
702	1.170%	$ 1,608.75	19,305.00	2003	1.220%	1,677.50	20,130.00
703	1.220%	$ 1,677.50	20,130.00	2101	1.012%	1,391.50	16,698.00
801	1.012%	$ 1,391.50	16,698.00	2102	1.170%	1,608.75	19,305.00
802	1.170%	$ 1,608.75	19,305.00	2103	1.220%	1,677.50	20,130.00
803	1.220%	$ 1,677.50	20,130.00	2201	1.012%	1,391.50	16,698.00
901	1.012%	$ 1,391.50	16,698.00	2202	1.170%	1,608.75	19,305.00
902	1.170%	$ 1,608.75	19,305.00	2203	1.220%	1,677.50	20,130.00
903	1.220%	$ 1,677.50	20,130.00	2301	1.712%	2,354.00	28,248.00
1001	1.012%	$ 1,391.50	16,698.00	2302	1.597%	2,195.88	26,350.50
1002	1.170%	$ 1,608.75	19,305.00	2401	1.712%	2,354.00	28,248.00
1003	1.220%	$ 1,677.50	20,130.00	2402	1.597%	2,195.88	26,350.50
1101	1.012%	$ 1,391.50	16,698.00	2501	1.712%	2,354.00	28,248.00
1102	1.170%	$ 1,608.75	19,305.00	2502	1.597%	2,195.88	26,350.50
1103	1.220%	$ 1,677.50	20,130.00	2601	1.712%	2,354.00	28,248.00
1201	1.012%	$ 1,391.50	16,698.00	2602	1.597%	2,195.88	26,350.50
1202	1.170%	$ 1,608.75	19,305.00	2701	1.712%	2,354.00	28,248.00
1203	1.220%	$ 1,677.50	20,130.00	2702	1.597%	2,195.88	26,350.50
1401	1.012%	$ 1,391.50	16,698.00	2800	2.917%	4,010.88	48,130.50
1402	1.170%	$ 1,608.75	19,305.00	2900	2.917%	4,010.88	48,130.50
1403	1.220%	$ 1,677.50	20,130.00	3000	2.917%	4,010.88	48,130.50
1501	1.012%	$ 1,391.50	16,698.00	3100	2.917%	4,010.88	48,130.50
1502	1.170%	$ 1,608.75	19,305.00	3200	2.917%	4,010.88	48,130.50
1503	1.220%	$ 1,677.50	20,130.00	3300	3.662%	5,035.25	60,423.00
		Total Assessment			**100.000%**	**137,500.00**	**$1,650,000.00**