

The Newport Corporation (2062)

Budget

Period = Jan 2026-Dec 2026

Book = Cash; Tree = 2662.js

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
4001-0000 Operating Income/(Loss)													
4003-0000 Rental Income													
4042-0000 Insurance Assessment	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	11,299.00	135,592.00
4056-0000 Assessments	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	95,598.00	1,147,175.00
4062-0000 Real Estate Tax Assessment	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	397,236.00
4064-0000 Utility Assessment	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	30,412.00	364,952.00
4066-0000 Employee Health Ins Contribution	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	2,071.00	24,854.00
4067-0000 Reserve Assessment	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
4190-9999 Total Rental Income	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	182,483.00	2,189,810.00
4200-0000 Other Income													
4201-0000 Guest Suite Income	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	5,521.00
4223-0000 Parking Lot	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4229-9999 Total Other Income	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	760.00	9,121.00
4999-9999 Total Income	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	183,243.00	2,198,931.00
7000-0002 Operating Expenses													
8000-9999 Janitorial													
8010-0000 Janitorial Services	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	47,400.00
8012-0000 Janitorial Supplies	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	208.00	2,500.00
8113-0000 Total Janitorial	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	4,158.00	49,900.00
8113-9999 Other Janitorial													
8115-0000 Window Washing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	3.00	0.00	0.00	4,003.00
8116-0000 Carpet Cleaning	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	1,600.00	0.00	3,400.00
8117-0000 Mail Service	128.00	128.00	128.00	128.00	128.00	128.00	128.00	128.00	128.00	128.00	128.00	128.00	1,536.00
8118-0000 Guest Suite Mural	0.00	500.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
8135-9999 Total Other Janitorial	128.00	528.00	128.00	128.00	1,828.00	828.00	128.00	128.00	4,128.00	128.00	1,628.00	128.00	10,236.00
8140-0000 HVAC													
8142-0000 HVAC Prev Maint Contracts	4,197.00	1,662.00	1,662.00	4,197.00	1,662.00	1,662.00	4,197.00	1,662.00	1,662.00	4,197.00	1,662.00	1,662.00	30,084.00
8142-0001 HVAC Repairs	3,600.00	8,245.00	8,245.00	8,245.00	8,245.00	8,245.00	8,245.00	8,245.00	8,245.00	8,245.00	8,245.00	8,245.00	72,495.00
8142-0002 HVAC Chemicals/Filters	0.00	0.00	0.00	50.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
8143-0000 HVAC Supplies	0.00	0.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
8149-0000 Dryer Vent Cleaning	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
8149-9999 Total HVAC	7,897.00	7,907.00	12,132.00	10,617.00	8,282.00	8,282.00	10,617.00	8,282.00	8,282.00	10,617.00	8,282.00	8,282.00	109,679.00
8150-0001 Repairs and Maintenance													
8171-0000 Trash Removal	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
8171-0001 Garbage Chute Cleaning	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
8182-0000 Electrical Repairs	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	4,000.00
8193-0000 Automobile Door Repairs/FOB System	0.00	0.00	0.00	600.00	0.00	0.00	600.00	0.00	0.00	600.00	0.00	600.00	2,400.00
8195-0000 Lock & Keys	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
8198-0000 Light Bulbs	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
8202-0000 Maintenance and Cleaning Supplies	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00

Monday, January 19, 2026

12:00 PM

The Newport Corporation (2662)

Budget

Period # Jan 2026-Dec 2026

Book = Cash ; Tree = 2662_16

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Total
8208-0000 Painting	0.00	0.00	300.00	0.00	1,700.00	0.00	500.00	500.00	1,000.00	1,000.00	0.00	0.00	5,000.00
8210-0000 Garage Drain Cleaning- Roto Rooter	0.00	0.00	0.00	2,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
8210-0000 Overhead Garage Door Maint	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	333.00	4,000.00
8212-0000 Carpentry	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
8214-0000 Roof Repairs	0.00	0.00	0.00	4,200.00	4,200.00	20,000.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	73,600.00
8215-0000 Plumbing Repairs	0.00	0.00	20,000.00	0.00	0.00	0.00	203.00	300.00	100.00	0.00	0.00	0.00	603.00
8215-0001 Convecter Leaks/ Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8218-0000 Appliance Repair	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8220-0000 Dryer & Washer Replacements	727.00	727.00	727.00	727.00	727.00	727.00	727.00	727.00	726.00	726.00	726.00	726.00	8,720.00
8221-0000 Elevator Repairs	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	416.00	416.00	416.00	416.00	5,000.00
8221-0010 Elevator Maint. Contract	0.00	6,800.00	0.00	0.00	6,800.00	0.00	0.00	6,800.00	6.00	0.00	6,800.00	0.00	27,200.00
8222-0000 Landscape Services Terrace exploration	0.00	0.00	0.00	1,750.00	6,750.00	6,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	0.00	24,000.00
8223-0000 Indoor Plant Maint	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
8227-0000 Pest Control	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
8229-0000 Front Desk Security	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	7,320.00	87,840.00
8230-0001 Fire Life Safety Contract	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	416.00	416.00	416.00	416.00	5,000.00
8230-0001 Fire Life Safety Repairs	0.00	841.00	0.00	0.00	0.00	0.00	841.00	0.00	0.00	0.00	0.00	0.00	1,682.00
8231-0000 Fire Alarm Monitoring	820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	820.00
8231-0001 Elevator Emergency Line	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8232-0000 Self	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
8237-0000 Building Supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
8238-0000 Garage Power Washing	0.00	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
8239-0000 Facade Repairs/ Inspection	0.00	0.00	0.00	0.00	3,600.00	12,600.00	0.00	5,800.00	0.00	0.00	0.00	0.00	20,000.00
8242-0000 Repairs and Maintenance Billed to Owner	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
8245-0000 Roof Annual Inspection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	820.00	0.00	0.00	0.00	0.00	820.00
8249-9500 Total Repairs and Maintenance	12,900.00	19,250.00	33,230.00	20,830.00	30,750.00	30,500.00	21,530.00	35,940.00	18,487.00	18,987.00	26,197.00	17,937.00	315,752.00
8250-0001 Utilities													
8251-0000 Electric- Common Area	10,866.00	10,866.00	10,866.00	10,866.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	10,867.00	130,400.00
8253-0000 Water and Sewer	2,667.00	2,667.00	2,667.00	2,667.00	2,667.00	2,667.00	2,667.00	2,667.00	2,666.00	2,666.00	2,666.00	2,666.00	32,000.00
8254-0000 Gas- Common Area	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	8,334.00	8,334.00	8,334.00	8,334.00	100,000.00
8259-9000 Total Utilities	21,866.00	21,866.00	21,866.00	21,866.00	21,867.00	21,867.00	21,867.00	21,867.00	21,867.00	21,867.00	21,867.00	21,867.00	262,400.00
8260-0001 General and Administrative													
8271-0000 TV & Internet	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	8,321.00	99,852.00
8273-0000 Office Landlines	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
8285-0000 Fees/ Dues/ Licenses	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
8290-0000 Annual Membership Party	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
8330-0000 Management Fees	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
8300-0000 Maintenance Payroll (2FT)	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	12,625.00	152,500.00
8331-0000 Property Manager Salary	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	7,832.00	94,000.00

Monday January 19, 2026
12:00 PM

The Newport Corporation (2002)

Budget

Period = Jan 2028-Dec 2028

Bank = Cash; Tree = 2002_18

	Jan 2028	Feb 2028	Mar 2028	Apr 2028	May 2028	Jun 2028	Jul 2028	Aug 2028	Sep 2028	Oct 2028	Nov 2028	Dec 2028	Total
8333-0003 Garage Attendants	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	15,383.00	186,396.00
8333-0004 Security Manager- Newport Employee	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	4,376.00	53,412.00
8331-0000 Payroll Processing Fees	483.00	483.00	483.00	483.00	483.00	483.00	483.00	483.00	483.00	483.00	483.00	483.00	5,800.00
8334-0001 Social Security	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	2,210.00	26,520.00
8334-0002 Medicare	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	6,360.00
8334-0003 FUTA	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
8334-0004 WI SU	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	5,976.00
8334-0005 Employee Health Insurance	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	10,356.00	124,272.00
8338-0003 Bank Fees	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
8339-0000 Annual Meeting Expenses	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
8340-0000 Office Supplies/ Copier Expenses	291.00	291.00	291.00	291.00	291.00	291.00	291.00	291.00	291.00	291.00	291.00	291.00	3,492.00
8341-0000 Postage	0.00	0.00	76.00	0.00	0.00	0.00	0.00	76.00	25.00	0.00	0.00	25.00	206.00
8345-0000 Cell Phone	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
8348-0000 CPA Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,160.00	0.00	0.00	0.00	0.00	8,160.00
8347-0000 State Required Annual Corporation Filing	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
8350-0000 Holiday Decorations	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
8356-0000 Flowers/ Gifts/Staff lunches	141.00	141.00	141.00	141.00	141.00	141.00	141.00	141.00	141.00	141.00	141.00	141.00	1,692.00
8359-0000 Total General and Administrative	67,676.00	67,176.00	67,264.00	67,176.00	67,176.00	67,176.00	67,176.00	76,104.00	71,102.00	67,177.00	67,177.00	75,855.00	926,765.00
9400-0000 Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	3,000.00
9438-0000 Legal Expense	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
9458-0000 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	3,000.00
9480-0000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,046.00	0.00	18,046.00
9481-0000 Workers Comp Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117,546.00	0.00	117,546.00
9482-0000 Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135,592.00	0.00	135,592.00
9485-0000 Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310,184.00	0.00	310,184.00
9488-0000 Real Estate Taxes	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	397,236.00
9487-0000 Property Taxes	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	397,236.00
9470-9980 Total Real Estate Taxes	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	33,103.00	397,236.00
9475-9999 Total Operating Expenses	147,737.00	154,018.00	171,880.00	159,087.00	170,303.00	185,213.00	197,729.00	178,591.00	161,128.00	168,238.00	208,070.00	156,936.00	2,109,980.00
9599-9998 Net Operating Income(Loss)	55,606.00	25,225.00	11,363.00	25,156.00	6,910.00	-2,970.00	21,464.00	3,852.00	22,115.00	27,006.00	-114,826.00	24,321.00	88,961.00
9600-0000 Non-Operating Expenses	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	120,000.00
8770-0000 Capital Improvements Transfer	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	46,425.00	557,100.00
8770-0001 Insurance/Property Tax Transfer	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	56,425.00	677,100.00
8820-9999 Total Non-Operating Expenses	106,850.00	102,850.00	102,850.00	102,850.00	102,850.00	102,850.00	102,850.00	102,850.00	102,850.00	102,850.00	102,850.00	102,850.00	1,234,200.00
9999-9998 Net Income(Loss)	-20,914.00	-27,200.00	-45,062.00	-31,269.00	-46,485.00	-59,395.00	-34,961.00	-62,773.00	-34,310.00	-29,420.00	-171,251.00	-32,104.00	-588,149.00

Monday, January 19, 2026
12:00 PM