WATER STREET LOFTS CONDOMINIUM ASSOCIATION INC 065860
APPROVED BUDGET FOR 2026
MAY 20, 2026
For the year beginning 01-01 and ending 12-31

Acct#	Category	FYE 12/31/2026
	INCOME	
	OPERATING INCOME	
4020	ASSESSMENTS - MONTHLY	318,000
4060	LATE CHARGES	2,000
4080	CLOSING FEES	1
4085	MOVE IN FEE	1
4100	INTEREST - OPERATING	1
4133	BOAT SLIP FEES	9,960
4188	PARKING ASSESSMENTS	12,000
4293	LEGAL/COLLECTION	1
4340	INTEREST - RESERVES	4,000
4350	INTEREST ALLOC TO RESERVES	(4,000)
		341,964
	TOTAL INCOME	341,964
	EXPENSES	
	BUILDING MAINTENANCE	
5010	BUILDING MAINTENANCE	27,323
5012	WINDOWS	8,100
5020	ROOF REPAIRS	5,000
5060	PLUMBING REPAIRS	500
5090	ELEVATOR MAINTENANCE	3,000
5094	ELEVATOR ANNUAL INSPECTION AND TEST	4,500
5095	ELEVATOR CONTRACT - KONE	7,157
5096	ELEVATOR CONTRACT - OTIS	8,600
5104	MAT SERVICE	4,600
5110	BUILDING CLEANING	15,600
5140	MISCELLANEOUS MATERIALS	150
5156	HVAC REPAIRS	2,500
5162	GARAGE DOOR MAINTENANCE	4,000
5171	GARAGE CLEANING	1,850
5280	TRASH REMOVAL	19,200
5361	FIRE ALARM SPRINKLER	1,500
5564	FITNESS CENTER	800
		114,380

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	SAFETY SERVICES	
5812	FIRE ALARMS - CONTRACTED	1,500
		1,500
	GROUNDS MAINTENANCE	
6353	SNOW SERVICES	11,800
6510	DOCK EXPENSE	9,960
		21,760
	UTILITIES	
7910	ELECTRIC	35,000
7920	WATER/SEWER	21,000
7960	GAS-BUILDING	13,000
		69,000
	ADMINISTRATIVE	
8020	MANAGEMENT FEE	21,366
8025	MANAGEMENT SUPPORT	250
8040	POSTAGE	650
8060	COPIES/PRINTING/SUPPLIES	2,119
8069	TECHNOLOGY FEE	300
8080	CPA SERVICES	210
8100	LEGAL EXPENSE	1,000
8106	LEGAL EXPENSE - COLLECTIONS	1
8143	PERMITS/LICENSES	2,000
8161	TELEPHONE	3,600
8180	INCOME TAX	1
		31,498
	INSURANCE	

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8481 PROPERTY INSURANCE	66,000
	66,000
RECREATION	
	0
RESTRICTED TRANSFERS TO RESERVES	
9170 REPLACEMENT RESERVE	37,149
	37,149
CAPITAL EXPENSES	
	0
TOTAL EXPENSES	341,287
NET GAIN (LOSS)	676