2026 Budgeted Financial Statements

	Account Name	January	February	March	April	May	June	July	August	September	October	November	December	Year Budget
	Income													
5010	**Income**													
5014	Residential Assessments	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	97,053.74	1,164,644.86
5015	Commercial Assessment	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	4,196.63	50,359.56
5016	CAM	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	37,200.00
5101	Interest Income (Trust)	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
5118	NSF Check Fee	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
5202	Office Parking Assessment	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	1,025.37	12,304.44
5204	Locks and Keys	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
5208	AT&T Revenue Share	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
5216	Recoverable Legal Fees	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
5218	Fines	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
5219	New Owner Entry Fee	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5235	Interest on Delinquents	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
5250	Replacement Reserve	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	221,270.76
5251	Parking Replacement Reserve	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	12,185.04
5252	Gathering Room Income	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
5253	Late Fees	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
5254	Storage Income	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	9,240.00
5255	Fitness Income	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
5925	Rental Fee	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
	Total Income	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**1,517,764.66**
	Total Operating Income	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**126,480.39**	**1,517,764.66**
	Expense													
6085	**Cleaning**													
6123	Carpet Cleaning	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
6470	Garbage & Trash Removal	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	1,851.26	22,215.12
6514	Cleaning	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	3,060.31	36,723.67
6626	Pool Maintenance	375.18	375.18	375.18	375.18	375.18	375.18	375.18	375.18	375.18	375.18	375.18	375.18	4,502.17
	Total Cleaning	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**5,286.75**	**63,440.97**
6086	**HVAC**													
6541	HVAC Supplies & Repairs	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	1,716.67	20,600.00
	Total HVAC	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**1,716.67**	**20,600.00**
6087	**Repairs and Maintenance**													
6381	Fitness Center	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
6382	Amenities	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
6509	Carpentry 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
6524	Elevator Repairs	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
6547	Painting Supply	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
6551	Roof Repair	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
6565	Light Bulbs/Fixtures & Supplies	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
6567	Maintenance Labor	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	5,112.12	61,345.44
6568	Appliance Repair	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
6572	Bldg. General Other	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
6595	Glass Repairs	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
6598	Key/Lock Repairs- Common	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
6638	Maintenance Supply	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
6642	Plumbing - Repairs/Supplies	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
6643	Electrical Repairs/Supplies	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
	Total Repairs and Maintenance	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**8,370.45**	**100,445.44**
6088	**Utilities**													
6401	Gas-Common	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	3,101.46	37,217.52
6414	Water/Sewer	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	6,965.58	83,587.01

6450	Electric-Common	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	13,128.29	157,539.42
	Total Utilities	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**23,195.33**	**278,343.96**
6089	**Contracted Services**													
6523	Elevator Contract	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	1,108.35	13,300.20
6552	Security System Repair	253.79	253.79	253.79	253.79	253.79	253.79	253.79	253.79	253.79	253.79	253.79	253.79	3,045.50
6573	Landscaping	595.18	595.18	595.18	595.18	595.18	595.18	595.18	595.18	595.18	595.18	595.18	595.18	7,142.17
6576	Pest Control	366.87	366.87	366.87	366.87	366.87	366.87	366.87	366.87	366.87	366.87	366.87	366.87	4,402.43
6577	Fire Life Safety	288.61	288.61	288.61	288.61	288.61	288.61	288.61	288.61	288.61	288.61	288.61	288.61	3,463.30
6578	HVAC Contract	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	1,399.31	16,791.69
6579	Water Treatment	223.87	223.87	223.87	223.87	223.87	223.87	223.87	223.87	223.87	223.87	223.87	223.87	2,686.42
6656	Snow Removal	2,750.00	2,750.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	2,750.00	2,750.00	2,750.00	16,500.00
	Total Contracted Services	**6,985.98**	**6,985.98**	**6,985.98**	**4,235.98**	**4,235.98**	**4,235.98**	**4,235.98**	**4,235.98**	**4,235.98**	**6,985.98**	**6,985.98**	**6,985.98**	**67,331.71**
6090	**Front Desk Staffing**													
6701	Security 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
6704	Concierge	13,626.88	12,327.16	13,626.88	13,193.64	13,626.88	13,193.64	13,626.88	13,626.88	13,193.64	13,626.88	13,193.64	13,626.88	160,489.92
6705	Staff Expense	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	3,531.25	42,375.00
	Total Front Desk Staffing	**17,158.13**	**15,858.41**	**17,158.13**	**16,724.89**	**17,158.13**	**16,724.89**	**17,158.13**	**17,158.13**	**16,724.89**	**17,158.13**	**16,724.89**	**17,158.13**	**202,864.92**
6091	**General & Administrative**													
5059	Bad Debt	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
6210	Accounting	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
6211	Appraisals	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
6212	Bank Charges	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
6310	Office Expenses	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6311	Management Fee	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	5,999.99	71,999.93
6315	Permits/Certificates	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
6351	Administrative 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
6356	Telephone	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
6392	Insurance	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	17,132.03	205,584.30
6396	Legal Fees-Non-Escalation	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
	Total General & Administrative	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**25,382.02**	**304,584.23**
6092	**Parking**													
6101	Electrical Lights/ Fixture Supplies	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
6102	Maintenance Labor	568.01	568.01	568.01	568.01	568.01	568.01	568.01	568.01	568.01	568.01	568.01	568.01	6,816.16
6104	Parking Garage Door Repairs	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
6107	Electricity - Parking	716.96	716.96	716.96	716.96	716.96	716.96	716.96	716.96	716.96	716.96	716.96	716.96	8,603.57
6108	Elevator - Parking	123.15	123.15	123.15	123.15	123.15	123.15	123.15	123.15	123.15	123.15	123.15	123.15	1,477.80
6113	Staff Expense - Parking	1,514.10	1,369.68	1,514.10	1,465.96	1,514.10	1,465.96	1,514.10	1,514.10	1,465.96	1,514.10	1,465.96	1,514.10	17,832.21
6115	Snow Removal Parking	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	12,000.00
6118	Management Fee-Parking Lot	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	7,999.99
6119	Office Expense	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
6121	Lot Repairs/ Paving/Striping	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
6126	Insurance Parking	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	1,903.56	22,842.70
6127	Cleaning /Power Wash	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
	Total Parking	**8,090.78**	**7,946.37**	**8,090.78**	**6,042.65**	**6,090.78**	**6,042.65**	**6,090.78**	**6,090.78**	**6,042.65**	**8,090.78**	**8,042.65**	**8,090.78**	**84,752.44**
6093	**Transfer to Replacement Reserve**													
6954	Transfer to Parking Reserve	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	1,015.42	12,185.04
6956	Transfer to Reserve	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	18,439.23	221,270.76
	Total Transfer to Replacement Reserve	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**19,454.65**	**233,455.80**
6094	**Real Estate Taxes**													
6223	Corporate Income Tax	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
6947	Real Estate Taxes	686.67	686.67	686.67	686.67	686.67	686.67	686.67	686.67	686.67	686.67	686.67	686.67	8,240.00
	Total Real Estate Taxes	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**721.67**	**8,660.00**
	Total Operating Expense	**116,362.43**	**114,918.29**	**116,362.43**	**111,131.05**	**111,612.43**	**111,131.05**	**111,612.43**	**111,612.43**	**111,131.05**	**116,362.43**	**115,881.05**	**116,362.43**	**1,364,479.46**
	Total Operating Income	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	126,480.39	1,517,764.66
	Total Operating Expense	116,362.43	114,918.29	116,362.43	111,131.05	111,612.43	111,131.05	111,612.43	111,612.43	111,131.05	116,362.43	115,881.05	116,362.43	1,364,479.46
	NOI - Net Operating Income	**10,117.96**	**11,562.10**	**10,117.96**	**15,349.34**	**14,867.96**	**15,349.34**	**14,867.96**	**14,867.96**	**15,349.34**	**10,117.96**	**10,599.34**	**10,117.96**	**153,285.20**