Budget
Parts House Lofts Condominium Association

Order: ZR82RKCQG
Address: 215 W Maple St Apt 307
Order Date: 11-16-2026
Document not for resale
HomeWiseDocs

Parts House Lofts Condo (2556)

Budget

Period = Jan 2026-Dec 2026

Book = Cash

		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**													
4055-0000	General Assessment	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	233,402.40
4057-0000	Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	30,000.00
4199-9999	Total Rental Income	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	49,450.20	19,450.20	19,450.20	19,450.20	19,450.20	19,450.20	263,402.40
4200-0000	**Other Income**													
4209-0000	Late Charges/NSF Fees	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	200.00
4219-0000	Interest Income	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.37	52.00
4219-0200	Interest Income - Reserves	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
4221-0000	Miscellaneous Income	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	100.00
4230-0000	Moving Income	0.00	0.00	0.00	0.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	0.00	750.00
4299-9999	Total Other Income	279.33	254.33	304.33	279.33	404.33	454.33	429.33	404.33	454.33	279.33	254.33	304.37	4,102.00
4999-9999	Total Income	19,729.53	19,704.53	19,754.53	19,729.53	19,854.53	19,904.53	49,879.53	19,854.53	19,904.53	19,729.53	19,704.53	19,754.57	267,504.40
7000-0002	**Operating Expenses**													
8000-9999	**Janitorial**													
8010-0000	Janitorial Services	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
8113-0500	Total Janitorial	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00
8113-9999	**Other Janitorial**													
8117-0000	Mat Service	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	1,056.00
8135-9999	Total Other Janitorial	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	1,056.00
8140-0000	**HVAC**													
8142-0000	HVAC	11,139.95	0.00	0.00	0.00	2,109.00	390.00	1,027.00	0.00	0.00	1,976.00	0.00	0.00	16,641.95
8149-9999	Total HVAC	11,139.95	0.00	0.00	0.00	2,109.00	390.00	1,027.00	0.00	0.00	1,976.00	0.00	0.00	16,641.95
8160-0001	**Repairs and Maintenance**													
8171-0000	Trash Removal	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
8200-0000	Maintenance Labor	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	4,200.00
8221-0000	Elevator Repairs and Maintenance	2,161.00	0.00	0.00	1,782.00	0.00	515.00	1,782.00	0.00	0.00	1,782.00	0.00	0.00	8,022.00
8222-0000	Landscape Lawn Service	0.00	0.00	0.00	572.00	572.00	572.00	572.00	572.00	572.00	572.00	572.00	0.00	4,576.00
8229-0000	Security	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	2,075.00	125.00	125.00	3,450.00
8230-0000	Fire and Life Safety	1,061.00	250.00	751.00	0.00	729.00	0.00	150.00	250.00	0.00	150.00	250.00	0.00	3,591.00
8232-0000	Snow Removal	2,200.00	2,100.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	9,800.00
8240-0000	Building General R and M	200.00	0.00	0.00	200.00	0.00	0.00	250.00	0.00	0.00	200.00	0.00	0.00	850.00
8249-9999	Total Repairs and Maintenance	6,897.00	3,625.00	3,526.00	3,829.00	2,576.00	2,362.00	4,029.00	2,097.00	1,847.00	5,929.00	4,097.00	3,275.00	44,089.00
8250-0001	**Utilities**													
8251-0000	Electricity	1,793.00	1,881.00	1,444.00	1,536.00	1,959.00	3,025.00	4,698.00	5,716.00	4,976.00	4,625.00	2,938.00	3,648.00	38,239.00
8253-0000	Water and Sewer	3,840.00	0.00	0.00	3,728.00	0.00	0.00	4,125.00	0.00	0.00	4,322.00	0.00	0.00	16,015.00
8254-0000	Gas	2,900.00	3,556.00	2,972.00	2,165.00	1,392.00	597.00	368.00	327.00	278.00	246.00	1,663.00	3,100.00	19,564.00
8259-9999	Total Utilities	8,533.00	5,437.00	4,416.00	7,429.00	3,351.00	3,622.00	9,191.00	6,043.00	5,254.00	9,193.00	4,601.00	6,748.00	73,818.00
8260-0001	**General and Administrative**													
8330-0000	Management Fees	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	1,647.23	19,766.76
8340-0000	Office Supplies	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
8346-0000	Accounting Fees	0.00	0.00	215.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215.00
8347-0000	Professional Fees	0.00	582.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	607.00
8399-9999	Total General and Administrative	1,797.23	2,379.23	2,012.23	1,822.23	1,797.23	1,797.23	1,797.23	1,797.23	1,797.23	1,797.23	1,797.23	1,797.23	22,388.76
8400-0000	**Other Expenses**													
8439-0000	Legal Expense	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
8459-9999	Total Other Expenses	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
8460-0000	**Insurance**													
8461-0000	Insurance Premiums	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	50,000.00
8465-9999	Total Insurance	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	50,000.00
8475-9999	Total Operating Expenses	33,171.85	16,245.90	14,758.90	17,884.90	15,137.90	12,975.90	20,848.90	14,741.90	13,702.90	23,699.90	15,299.90	16,624.86	215,093.71
8599-9999	Net Operating Income/(Loss)	-13,442.32	3,458.63	4,995.63	1,844.63	4,716.63	6,928.63	29,030.63	5,112.63	6,201.63	-3,970.37	4,404.63	3,129.71	52,410.69
8600-0000	**Non-Operating Expenses**													
8751-0001	Mortgage Principal	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	2,382.00	28,584.00

Parts House Lofts Condo (2556)

Budget

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		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
8765-0000	Operating Contingency Fund	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00	3,000.00
8767-0000	Reserve Fund Contribution	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	30,000.00
8769-0020	Reserve Expenses - Loan/Bank Fees	532.00	526.00	469.00	512.00	489.00	498.00	476.00	485.00	478.00	456.00	464.00	442.00	5,827.00
8770-0000	Reserve Fund Transfer	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-1,250.00	-15,000.00
8820-9999	Total Non-Operating Expenses	1,664.00	1,658.00	2,601.00	1,644.00	1,621.00	1,630.00	32,608.00	1,617.00	1,610.00	2,588.00	1,596.00	1,574.00	52,411.00
9010-0001	Income													
9100-5001	Operating Expense													
9999-9998	Net Income/(Loss)	-15,106.32	1,800.63	2,394.63	200.63	3,095.63	5,298.63	-3,577.37	3,495.63	4,591.63	-6,558.37	2,808.63	1,555.71	-0.31

Unit #	% ownership	Total cost by percentage lump sump payment	Calculated 2026	General Assessment	$ Increase Difference	Dues Increase %
		$ 233,402.40	MONTHLY DUES	ACTUAL 2025 HOA DUES		
102	1.9	$ 4,434.65	$ 369.55	351.956	$ 17.60	5%
103	2.83	$ 6,605.29	$ 550.44	524.2292	$ 26.21	5%
104	2.83	$ 6,605.29	$ 550.44	524.2292	$ 26.21	5%
105	2.5	$ 5,835.06	$ 486.26	463.1	$ 23.16	5%
106	2.5	$ 5,835.06	$ 486.26	463.1	$ 23.16	5%
107	2.5	$ 5,835.06	$ 486.26	463.1	$ 23.16	5%
108	2.5	$ 5,835.06	$ 486.26	463.1	$ 23.16	5%
109	2.5	$ 5,835.06	$ 486.26	463.1	$ 23.16	5%
110	2.5	$ 5,835.06	$ 486.26	463.1	$ 23.16	5%
111	1.9	$ 4,434.65	$ 369.55	351.956	$ 17.60	5%
112	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
202	3	$ 7,002.07	$ 583.51	555.72	$ 27.79	5%
302	3	$ 7,002.07	$ 583.51	555.72	$ 27.79	5%
303	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
304	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
305	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
306	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
307	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
308	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
309	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
310	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
311	2.83	$ 6,605.29	$ 550.44	524.2292	$ 26.21	5%
312	2.83	$ 6,605.29	$ 550.44	524.2292	$ 26.21	5%
402	3	$ 7,002.07	$ 583.51	555.72	$ 27.79	5%
403	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
404	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
405	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
406	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
407	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
408	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
409	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
410	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
411	1.9	$ 4,434.65	$ 369.55	351.956	$ 17.60	5%
412	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
503	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
504	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
505	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
506	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
507	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
508	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
509	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
510	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
511	1.9	$ 4,434.65	$ 369.55	351.956	$ 17.60	5%
512	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
603	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
604	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
605	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
606	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
607	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
608	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
609	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
610	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
611	1.9	$ 4,434.65	$ 369.55	351.956	$ 17.60	5%
612	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
G-11	1.9	$ 4,434.65	$ 369.55	351.956	$ 17.60	5%
G-13	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
G-15	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
G-17	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
G-19	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
G-21	1.3	$ 3,034.23	$ 252.85	240.812	$ 12.04	5%
	100.02	$ 233,449.08	$ 19,454.09			

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