

Budget

Period = Jan 2025-Dec 2025

Book = Accrual ; Tree = 2113_is

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
4001-0000 Operating Income/(Loss)													
4003-0000 Rental Income													
4055-0000 General Assessment	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.37	1,372,000.00
4199-9999 Total Rental Income	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.37	1,372,000.00
4999-9999 Total Income	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.33	114,333.37	1,372,000.00
7000-0002 Operating Expenses													
8000-9999 Janitorial													
8010-0000 Janitorial Services	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.87	114,850.00
8113-0500 Total Janitorial	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.83	9,570.87	114,850.00
8113-9999 Other Janitorial													
8116-0000 Carpet/Floor Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	2,500.00
8117-0000 Mat Service	2,500.00	2,000.00	2,000.00	2,000.00	830.00	580.00	700.00	560.00	1,400.00	1,600.00	2,000.00	2,330.00	18,500.00
8135-9999 Total Other Janitorial	2,500.00	2,000.00	2,000.00	2,000.00	830.00	580.00	700.00	1,810.00	1,400.00	1,600.00	3,250.00	2,330.00	21,000.00
8140-0000 HVAC													
8142-0000 HVAC	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	28,000.00
8149-9999 Total HVAC	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	28,000.00
8160-0001 Repairs and Maintenance													
8171-0000 Trash Removal	5,583.33	5,583.33	5,583.33	5,583.33	5,583.33	5,583.33	5,583.33	5,583.33	5,583.33	5,583.33	5,583.33	5,583.37	67,000.00
8182-0000 Electrical Repairs	0.00	100.00	0.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	0.00	150.00	550.00
8185-0205 Computer Equipment	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
8199-0000 Light Bulbs	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
8202-0000 Maintenance and Cleaning Supplies	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
8208-0000 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	500.00
8215-0000 Plumbing Repairs	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
8221-0000 Elevator Repairs and Maintenance	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	57,000.00
8222-0000 Landscape Lawn Service	0.00	0.00	0.00	2,000.00	13,000.00	29,300.00	2,700.00	2,500.00	2,000.00	2,500.00	2,000.00	0.00	56,000.00
8227-0000 Exterminating	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.63	1,400.00
8229-0000 Security	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.63	12,500.00
8230-0000 Fire and Life Safety	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
8232-0000 Snow Removal	8,500.00	3,000.00	2,500.00	1,000.00	0.00	0.00	0.00	0.00	0.00	500.00	1,500.00	3,000.00	20,000.00
8233-0000 Water Treatment	1,366.67	1,366.67	1,366.67	1,366.67	1,366.67	1,366.67	1,366.67	1,366.67	1,366.67	1,366.67	1,366.67	1,366.63	16,400.00
8240-0205 Misc. Repair and Maintenance	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	4,000.00
8249-9999 Total Repairs and Maintenance	28,983.34	23,583.34	22,983.34	23,483.34	33,583.34	49,783.34	23,283.34	23,083.34	22,683.34	23,583.34	24,083.34	23,733.26	322,850.00
8250-0001 Utilities													
8251-0000 Electricity	15,833.33	15,833.33	15,833.33	15,833.33	15,833.33	15,833.33	15,833.33	15,833.33	15,833.33	15,833.33	15,833.33	15,833.37	190,000.00
8253-0000 Water and Sewer	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00	105,000.00
8254-0000 Gas	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.33	5,833.37	70,000.00
8259-9999 Total Utilities	30,416.66	30,416.66	30,416.66	30,416.66	30,416.66	30,416.66	30,416.66	30,416.66	30,416.66	30,416.66	30,416.66	30,416.74	365,000.00
8260-0001 General and Administrative													
8330-0000 Management Fees	8,808.33	8,808.33	8,808.33	8,808.33	8,808.33	8,808.33	8,808.33	8,808.33	8,808.33	8,808.33	8,808.33	8,808.37	105,700.00

Budget

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		Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
8331-0003	Property Managers	12,058.33	12,058.33	12,058.33	12,058.33	12,058.33	12,058.33	12,058.33	12,058.33	12,058.33	12,058.33	12,058.33	12,058.37	144,700.00
8333-0006	Lead Building Technician	7,291.67	7,291.67	7,291.67	7,291.67	7,291.67	7,291.67	7,291.67	7,291.67	7,291.67	7,291.67	7,291.67	7,291.63	87,500.00
8333-0007	Building Technician	6,333.33	6,333.33	6,333.33	6,333.33	6,333.33	6,333.33	6,333.33	6,333.33	6,333.33	6,333.33	6,333.33	6,333.37	76,000.00
8336-0000	Bank Service Charges	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
8340-0000	Office Supplies	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00
8345-0205	Telephone and Internet	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
8347-0000	Professional Fees	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.63	26,000.00
8355-0205	Social Activities	2,000.00	0.00	0.00	500.00	0.00	0.00	2,000.00	0.00	0.00	500.00	0.00	0.00	5,000.00
8399-9999	Total General and Administrative	40,066.66	38,066.66	38,066.66	38,566.66	38,066.66	38,066.66	40,066.66	38,066.66	38,066.66	38,566.66	38,066.66	38,066.74	461,800.00
8400-0000	Other Expenses													
8425-0000	Fitness Center	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	4,000.00
8439-0000	Legal Expense	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.63	12,500.00
8459-9999	Total Other Expenses	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	16,500.00
8460-0000	Insurance													
8461-0000	Insurance Premiums	11,805.98	11,805.98	11,805.98	11,805.98	11,805.98	13,138.59	13,138.59	13,138.59	13,138.59	13,138.59	13,138.59	13,138.59	151,000.03
8465-9999	Total Insurance	11,805.98	11,805.98	11,805.98	11,805.98	11,805.98	13,138.59	13,138.59	13,138.59	13,138.59	13,138.59	13,138.59	13,138.59	151,000.03
8475-9999	Total Operating Expenses	127,051.80	119,151.80	118,551.80	119,551.80	127,981.80	145,264.41	120,884.41	119,794.41	118,984.41	120,584.41	122,234.41	120,964.57	1,481,000.03
8599-9999	Net Operating Income/(Loss)	-12,718.47	-4,818.47	-4,218.47	-5,218.47	-13,648.47	-30,931.08	-6,551.08	-5,461.08	-4,651.08	-6,251.08	-7,901.08	-6,631.20	-109,000.03
9999-9998	Net Income/(Loss)	-12,718.47	-4,818.47	-4,218.47	-5,218.47	-13,648.47	-30,931.08	-6,551.08	-5,461.08	-4,651.08	-6,251.08	-7,901.08	-6,631.20	-109,000.03

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4001-0000 Operating Income/(Loss)													
4003-0000 Rental Income													
4055-0000 General Assessment	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.37	2,078,620.00
4199-9999 Total Rental Income	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.37	2,078,620.00
4999-9999 Total Income	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.33	173,218.37	2,078,620.00
7000-0002 Operating Expenses													
8000-9999 Janitorial													
8010-0000 Janitorial Services	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.63	111,500.00
8113-0500 Total Janitorial	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.67	9,291.63	111,500.00
8113-9999 Other Janitorial													
8116-0000 Carpet/Floor Cleaning	0.00	0.00	0.00	0.00	500.00	1,000.00	500.00	500.00	500.00	500.00	0.00	0.00	3,500.00
8117-0000 Mat Service	2,160.00	2,100.00	2,100.00	2,100.00	900.00	580.00	580.00	580.00	600.00	2,100.00	2,100.00	2,100.00	18,000.00
8135-9999 Total Other Janitorial	2,160.00	2,100.00	2,100.00	2,100.00	1,400.00	1,580.00	1,080.00	1,080.00	1,100.00	2,600.00	2,100.00	2,100.00	21,500.00
8140-0000 HVAC													
8142-0000 HVAC	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	28,000.00
8149-9999 Total HVAC	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	28,000.00
8160-0001 Repairs and Maintenance													
8171-0000 Trash Removal	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
8182-0000 Electrical Repairs	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
8185-0205 Computer Equipment	2,000.00	0.00	0.00	0.00	0.00	0.00	333.31	333.33	333.33	333.33	333.33	333.37	4,000.00
8199-0000 Light Bulbs	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
8202-0000 Maintenance and Cleaning Supplies	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
8208-0000 Painting	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
8215-0000 Plumbing Repairs	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
8221-0000 Elevator Repairs and Maintenance	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00
8222-0000 Landscape Lawn Service	0.00	0.00	0.00	3,000.00	4,000.00	27,000.00	3,000.00	3,000.00	3,000.00	2,500.00	2,500.00	0.00	48,000.00
8227-0000 Exterminating	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.67	116.63	1,400.00
8229-0000 Security	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
8230-0000 Fire and Life Safety	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
8232-0000 Snow Removal	5,300.00	3,600.00	2,500.00	1,100.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00	3,000.00	17,000.00
8232-0501 Terrace Patio Damage	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
8233-0000 Water Treatment	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.63	14,000.00
8240-0205 Misc. Repair and Maintenance	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
8249-9999 Total Repairs and Maintenance	25,375.01	21,675.01	20,575.01	22,175.01	22,075.01	65,075.01	21,408.32	21,408.34	21,408.34	21,408.34	21,908.34	21,408.26	305,900.00
8250-0001 Utilities													
8251-0000 Electricity	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	210,000.00
8253-0000 Water and Sewer	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.67	9,166.63	110,000.00
8254-0000 Gas	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.67	7,666.63	92,000.00
8259-9999 Total Utilities	34,333.34	34,333.34	34,333.34	34,333.34	34,333.34	34,333.34	34,333.34	34,333.34	34,333.34	34,333.34	34,333.34	34,333.26	412,000.00
8260-0001 General and Administrative													

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8330-0000	Management Fees	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	8,550.00	102,600.00
8331-0003	Property Managers	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	10,735.00	128,820.00
8333-0006	Lead Building Technician	6,958.33	6,958.33	6,958.33	6,958.33	6,958.33	6,958.33	6,958.33	6,958.33	6,958.33	6,958.33	6,958.33	6,958.37	83,500.00
8333-0007	Building Technician	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.33	6,083.37	73,000.00
8336-0000	Bank Service Charges	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.33	183.37	2,200.00
8340-0000	Office Supplies	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
8345-0205	Telephone and Internet	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	18,600.00
8347-0000	Professional Fees	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.63	26,000.00
8355-0205	Social Activities	1,750.00	0.00	250.00	0.00	250.00	250.00	1,750.00	0.00	250.00	0.00	0.00	0.00	4,500.00
8399-9999	Total General and Administrative	38,476.66	36,726.66	36,976.66	36,726.66	36,976.66	36,976.66	38,476.66	36,726.66	36,976.66	36,726.66	36,726.66	36,726.74	445,220.00
8400-0000	Other Expenses													
8425-0000	Fitness Center	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
8439-0000	Legal Expense	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.63	20,000.00
8459-9999	Total Other Expenses	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	22,500.00
8460-0000	Insurance													
8461-0000	Insurance Premiums	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	126,000.00
8465-9999	Total Insurance	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	10,500.00	126,000.00
8475-9999	Total Operating Expenses	124,345.01	118,835.01	117,985.01	119,335.01	118,785.01	161,965.01	119,298.32	117,548.34	117,818.34	119,068.34	119,068.34	118,568.26	1,472,620.00
8599-9999	Net Operating Income/(Loss)	48,873.32	54,383.32	55,233.32	53,883.32	54,433.32	11,253.32	53,920.01	55,669.99	55,399.99	54,149.99	54,149.99	54,650.11	606,000.00
8600-0000	Non-Operating Expenses													
8766-0000	Insurance Claims Expense	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	25,000.00
8820-9999	Total Non-Operating Expenses	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	25,000.00
9999-9998	Net Income/(Loss)	46,789.99	52,299.99	53,149.99	51,799.99	52,349.99	9,169.99	51,836.68	53,586.66	53,316.66	52,066.66	52,066.66	52,566.74	581,000.00