

Budget Worksheet

Revision =

Property = 2113,Book = Accrual,Start Month = 01/2026,Duration = 12 months

Metropolitan Place Condos 2026 Residential Budget

Account Number	Account Name	D	N	G/L Budget 01/2025-12/2025	Row Total	January	February	March	April	May	June	July	August	September	October	November	December
4001-0000	Operating Income/(Loss)																
4003-0000	Rental Income																
4055-0000	General Assessment			1,372,000.00	1,465,000.00	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.37
4199-9999	Total Rental Income			1,372,000.00	1,465,000.00	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.37
4999-9999	Total Income			1,372,000.00	1,465,000.00	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.33	122,083.37
7000-0002	Operating Expenses																
8000-9999	Janitorial																
8010-0000	Janitorial Services			114,850.00	117,000.00	9,950.00	9,550.00	9,550.00	9,950.00	9,750.00	9,750.00	9,950.00	9,550.00	9,550.00	9,550.00	9,950.00	9,950.00
8113-0500	Total Janitorial			114,850.00	117,000.00	9,950.00	9,550.00	9,550.00	9,950.00	9,750.00	9,750.00	9,950.00	9,550.00	9,550.00	9,550.00	9,950.00	9,950.00
8113-9999	Other Janitorial																
8116-0000	Carpet/Floor Cleaning			2,500.00	2,500.00	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37
8117-0000	Mat Service			18,500.00	20,100.00	2,000.00	2,000.00	1,700.00	1,500.00	1,500.00	1,500.00	1,400.00	1,500.00	1,500.00	1,500.00	2,000.00	2,000.00
8135-9999	Total Other Janitorial			21,000.00	22,600.00	2,208.33	2,208.33	1,908.33	1,708.33	1,708.33	1,708.33	1,608.33	1,708.33	1,708.33	1,708.33	2,208.33	2,208.37
8140-0000	HVAC																
8142-0000	HVAC			28,000.00	22,000.00	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.37
8149-9999	Total HVAC			28,000.00	22,000.00	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.37
8160-0001	Repairs and Maintenance																
8171-0000	Trash Removal			67,000.00	75,400.00	6,283.33	6,283.33	6,283.33	6,283.33	6,283.33	6,283.33	6,283.33	6,283.33	6,283.33	6,283.33	6,283.33	6,283.37
8182-0000	Electrical Repairs			550.00	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37
8185-0205	Computer Equipment			1,500.00	2,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00
8199-0000	Light Bulbs			1,500.00	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37
8202-0000	Maintenance and Cleaning Supplies			1,500.00	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
8208-0000	Painting			500.00	500.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00

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8215-0000	Plumbing Repairs			33,000.00	22,600.00	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.37
8221-0000	Elevator Repairs and Maintenance			57,000.00	58,600.00	4,883.33	4,883.33	4,883.33	4,883.33	4,883.33	4,883.33	4,883.33	4,883.33	4,883.33	4,883.33	4,883.33	4,883.37
8222-0000	Landscape Lawn Service			56,000.00	56,000.00	0.00	0.00	200.00	1,800.00	20,000.00	3,800.00	4,000.00	20,000.00	2,000.00	2,200.00	2,000.00	0.00
8227-0000	Exterminating			1,400.00	1,500.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
8229-0000	Security			12,500.00	77,300.00	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	61,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.67	1,441.63
8230-0000	Fire and Life Safety			50,000.00	41,000.00	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.63
8232-0000	Snow Removal			20,000.00	16,500.00	4,000.00	4,500.00	1,500.00	1,350.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00	3,650.00
8233-0000	Water Treatment			16,400.00	22,400.00	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.67	1,866.63
8240-0205	Misc. Repair and Maintenance			4,000.00	7,500.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00
8249-9999	Total Repairs and Maintenance			322,850.00	384,800.00	24,816.66	25,316.66	22,516.66	23,966.66	42,016.66	84,616.66	24,816.66	40,966.66	22,816.66	24,516.66	23,816.66	24,616.74
8250-0001	Utilities																
8251-0000	Electricity			190,000.00	190,000.00	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
8253-0000	Water and Sewer			105,000.00	95,300.00	7,941.67	7,941.67	7,941.67	7,941.67	7,941.67	7,941.67	7,941.67	7,941.67	7,941.67	7,941.67	7,941.67	7,941.63
8254-0000	Gas			70,000.00	81,000.00	10,000.00	10,000.00	6,750.00	6,750.00	6,750.00	3,000.00	3,000.00	3,000.00	6,250.00	6,750.00	8,750.00	10,000.00
8259-9999	Total Utilities			365,000.00	366,300.00	33,775.00	33,775.00	30,525.00	30,525.00	30,525.00	26,775.00	26,775.00	26,775.00	30,025.00	30,525.00	32,525.00	33,775.00
8260-0001	General and Administrative																
8330-0000	Management Fees			105,700.00	110,000.00	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
8331-0003	Property Managers			144,700.00	147,750.00	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50	12,312.50
8333-0006	Lead Building Technician			87,500.00	95,600.00	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.63
8333-0007	Building Technician			76,000.00	79,000.00	6,583.33	6,583.33	6,583.33	6,583.33	6,583.33	6,583.33	6,583.33	6,583.33	6,583.33	6,583.33	6,583.33	6,583.37
8336-0000	Bank Service Charges			2,400.00	2,300.00	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.63

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Account Number	Account Name	D	N	G/L Budget 01/2025-12/2025	Row Total	January	February	March	April	May	June	July	August	September	October	November	December
8340-0000	Office Supplies			7,000.00	7,000.00	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37
8345-0205	Telephone and Internet			7,500.00	6,000.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
8347-0000	Professional Fees			26,000.00	28,800.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00
8355-0205	Social Activities			5,000.00	6,500.00	3,250.00	0.00	0.00	0.00	0.00	0.00	3,250.00	0.00	0.00	0.00	0.00	0.00
8399-9999	Total General and Administrative			461,800.00	482,950.00	42,954.17	39,704.17	39,704.17	39,704.17	39,704.17	39,704.17	42,954.17	39,704.17	39,704.17	39,704.17	39,704.17	39,704.13
8400-0000	Other Expenses																
8425-0000	Fitness Center			4,000.00	4,000.00	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37
8439-0000	Legal Expense			12,500.00	14,400.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
8459-9999	Total Other Expenses			16,500.00	18,400.00	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.33	1,533.37
8460-0000	Insurance																
8461-0000	Insurance Premiums			151,000.03	170,000.00	13,260.00	13,260.00	13,260.00	13,260.00	14,588.00	14,696.00	14,696.00	14,596.00	14,596.00	14,596.00	14,596.00	14,596.00
8465-9999	Total Insurance			151,000.03	170,000.00	13,260.00	13,260.00	13,260.00	13,260.00	14,588.00	14,696.00	14,696.00	14,596.00	14,596.00	14,596.00	14,596.00	14,596.00
8475-9999	Total Operating Expenses			1,481,000.03	1,584,050.00	130,330.82	127,180.82	120,830.82	122,480.82	141,658.82	180,616.82	124,166.82	136,666.82	121,766.82	123,966.82	126,166.82	128,216.98
8599-9999	Net Operating Income/(Loss)			-109,000.03	-119,050.00	-8,247.49	-5,097.49	1,252.51	-397.49	-19,575.49	-58,533.49	-2,083.49	-14,583.49	316.51	-1,883.49	-4,083.49	-6,133.61
9999-9998	Net Income/(Loss)			-109,000.03	-119,050.00	-8,247.49	-5,097.49	1,252.51	-397.49	-19,575.49	-58,533.49	-2,083.49	-14,583.49	316.51	-1,883.49	-4,083.49	-6,133.61