

Budget Summary Report
Dept: 484 - Operating
2025 Budget - Final

Jonathan Bach

	<u>2025 Budget</u>
Assessment Income	
4000 - Residential Assessments	0.00
4001 - Residential Assessments	1,506,101.43
4075 - Garage & Parking Assessments	107,242.66
Total Assessment Income	1,613,344.09
Other Income	
4230 - In-Unit Service Fees	0.00
4240 - Move-In & Out Fees	21,000.00
4270 - Utility Fees	152,000.00
4400 - Room Rental Fees	0.00
4410 - Storage Rental Fees	8,250.00
4700 - Collection Processing Fees	0.00
4710 - Late Fees & Interest	4,000.00
4720 - Legal Reimbursements	0.00
4800 - Cable TV Revenue	0.00
4825 - Recovery of Bad Debt	0.00
4835 - Miscellaneous Income	17,000.00
4910 - Interest Earned - Reserve Accounts	40,000.00
4925 - Unrealized Gains/Losses	0.00
Total Other Income	242,250.00
Total Operating Income	1,855,594.09
Administrative	
5000 - General Administrative	7,500.42
5005 - Application/Processing	0.00
5010 - Bad Debt	2,000.00
5015 - Bank Charges	0.00
5025 - Collection Charges	0.00
5045 - Dues & Subscriptions	350.00
5065 - Committee Expenses	2,000.00
5090 - Office Supplies	3,000.00
5095 - Payroll Services	50,000.00
5100 - Copier/Copier Supplies	0.00
5105 - Reserve Studies	0.00
5115 - Web Site Maintenance	0.00
5195 - Office Expenses	6,300.00
5215 - Postage	200.00
Total Administrative	71,350.42
Communications	
5210 - Printing & Copying	0.00
5220 - Courier Service	746.00
Total Communications	746.00
Payroll & Benefits	
5300 - Engineering Salaries	69,510.17
5304 - Maintenance Payroll Reimbursement	0.00
5306 - Manager/Assistant Manager Salaries	105,100.00
5316 - Porter Salaries	0.00

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Payroll & Benefits	
5322 - Casual Labor	0.00
5325 - Bonuses	7,357.00
5330 - Health Benefits	11,800.00
5340 - Payroll Taxes	0.00
5390 - Workers Compensation	0.00
5399 - Education/Training Benefit	1,000.00
Total Payroll & Benefits	194,767.17
Insurance	
5400 - Insurance Premiums	97,000.00
5405 - Insurance Claims	25,000.00
Total Insurance	122,000.00
Utilities	
6000 - Electric Service	152,410.00
6005 - Gas Service	9,400.00
6020 - Sub-Meter Expenses	3,000.00
6025 - Water Service	159,311.00
6040 - Bundled Telecom Services	0.00
6045 - Cable Service	0.00
6050 - Telephone Service	18,300.00
6055 - Internet Service	2,500.00
6060 - Propane & Oil Charges	1,500.00
6065 - Bulk Trash	6,200.00
6075 - Other Utility Expenses	5,500.00
Total Utilities	358,121.00
Landscaping	
6100 - Grounds & Landscaping - Contract	6,620.00
6110 - Landscape Repair & Maintenance	1,100.00
6130 - Chemical/Fertilizations Tree/Shrub	0.00
6150 - Seasonal Color/Plantings	3,300.00
6160 - Arborist	0.00
6165 - Tree Pruning/Removal	0.00
6199 - Landscape Other	1,892.02
Total Landscaping	12,912.02
Irrigation	
6200 - Irrigation Repair & Maintenance	0.00
Total Irrigation	0.00
Operations	
6310 - Backflow Device Inspection	1,600.00
6315 - Uniforms	0.00
6330 - Depreciation Expense	0.00
Total Operations	1,600.00
Contracted Services	
5070 - Building Link Contract	8,000.00
5320 - Concierge Salaries	276,000.00
6035 - Trash and Recycling Service	60,000.00

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Contracted Services	
6402 - Building Maintenance Services	0.00
6404 - Door Entry Services	0.00
6406 - Electrical Services	0.00
6408 - Elevator Services	21,800.00
6414 - Fire Prevention & Protection	0.00
6416 - Fitness Room Services	600.00
6418 - Reflecting Pool Maintenance	0.00
6424 - AC Contract	0.00
6430 - Janitorial Services	153,000.00
6434 - Pest Control	4,200.00
6436 - Plumbing Services	0.00
6438 - Pool Management	11,590.49
6440 - Safety & Security	4,000.00
6442 - Snow Removal Services	3,000.00
6446 - Window Cleaning Services	22,000.00
6495 - Other Contracted Services	0.00
6605 - Generator Repair & Maintenance	2,300.00
6730 - Security System	25,000.00
Total Contracted Services	591,490.49
Repair & Maintenance	
6500 - Balcony Repair & Maintenance	1,000.00
6510 - Boiler Repair & Maintenance	0.00
6515 - Building Repair & Maintenance	0.00
6545 - Electrical Supplies/Repair & Maintenance	3,000.00
6550 - Elevator Repair & Maintenance	7,000.00
6555 - Equipment Rental/Repair & Maintenance	0.00
6560 - Fence Repair & Maintenance	0.00
6565 - Fire System Repair & Maintenance	13,000.00
6570 - Fitness Equipment Repair & Maintenance	1,300.00
6575 - Flooring/Carpet Supply/Rpr & Maintenance	4,000.00
6590 - Garage Repair & Maintenance	5,419.00
6600 - General Repair & Maintenance	20,000.00
6610 - General Maintenance Supplies & Equipment	4,000.00
6615 - Guard House Repair & Maintenance	0.00
6625 - HVAC Supplies/Repair & Maintenance	3,000.00
6635 - Janitorial Supplies & Maintenance	1,000.00
6640 - Lighting Supplies/Repair & Maintenance	1,500.00
6645 - Locks & Keys Repair & Maintenance	3,000.00
6670 - Mechanical Systems Services & Supplies	0.00
6680 - Painting Services & Supplies	2,000.00
6695 - Plumbing Supplies/Repair & Maintenance	15,500.00
6700 - Pool Supplies/Repair & Maintenance	3,962.99
6705 - Power Washing Services & Supplies	0.00
6725 - Roof Repair & Maintenance	0.00
6745 - Signage Repair & Maintenance	300.00
6750 - Snow Removal & Supplies	500.00

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Repair & Maintenance	
6780 - Window/Screen Supply/Rpr & Maintenance	0.00
6795 - Other Supplies/Repair & Maintenance	0.00
Total Repair & Maintenance	89,481.99
Professional Services	
7000 - Audit & Tax Services	10,125.00
7005 - Consulting Services	2,000.00
7010 - Engineering Services	3,000.00
7015 - Financial Services	0.00
7020 - Legal Services	0.00
7025 - Legal Services - Collections	4,500.00
7030 - Legal Services - General Counsel	17,500.00
7040 - Management Fees	69,000.00
7095 - Other Professional Services	0.00
Total Professional Services	106,125.00
F&B Supplies & Expenses	
7295 - POS Supplies/Office F&B	0.00
Total F&B Supplies & Expenses	0.00
Taxes & Licenses	
6300 - Permits & Licenses	1,500.00
9000 - Income Tax	1,500.00
9005 - State Income Tax	0.00
9015 - Vault Tax	15,000.00
Total Taxes & Licenses	18,000.00
Other Expenses	
9105 - Reserve Contribution Expense	271,000.00
9106 - Reserve Interest Contribution	18,000.00
9110 - Contribution to Prior Year Deficit	0.00
Total Other Expenses	289,000.00
Reserve Expenses	
9804 - Access System Expenses	0.00
9814 - Balconies	0.00
9818 - Caulking/Sealing	0.00
9820 - Carpet - Hallways	0.00
9848 - Electrical Expenses	0.00
9856 - Fitness Room Expenses	0.00
9862 - Fountain Expenses	0.00
9876 - Hallways Expenses	0.00
9878 - Heating & Cooling Expenses	0.00
9892 - Lighting Expenses	0.00
9898 - Lobby Replacements	0.00
9906 - Exhaust Fans	0.00
9908 - Pool Deck	0.00
9920 - Plumbing Expenses	0.00
9936 - Roof Expenses	0.00
9942 - Railings	0.00

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Reserve Expenses	
9944 - Façade	0.00
9954 - Sump Pump Expenses	0.00
9962 - Electrical -Prev Maint	0.00
9964 - Domestic Hot Water Pumps	0.00
Total Reserve Expenses	0.00
Total Operating Expense	1,855,594.09
Total Operating Net Income / (Loss)	0.00