

250 Beacon Condominium		
November 2004 - October 2005 Budget		
	1-Nov-04	
INCOME		
MONTHLY FEES	265,000	
CAPITAL ASSESSMENTS	500,000	
LATE FEE INCOME	0	
LAUNDRY INCOME	400	
MISC INCOME	0	
	TOTAL OPERATING INCOME	<u>200,000</u> A
	TOTAL SPECIAL PROJECTS INCOME	<u>50,000</u> B
	TOTAL CAPITAL PROJECTS INCOME	<u>500,000</u> C
	TOTAL INCOME	<u>765,400</u> E
OPERATING EXPENSES		
OFFICE EXPENSE	1,500	
LEGAL, AUDIT, PROFESSION	1,000	
MANAGEMENT FEES	14,400	
TELEPHONE	3,200	
	TOTAL ADMIN. EXPENSES	<u>20,100</u>
MANAGEMENT COMPANY LABOR	50,000	
GROUP HEALTH INSURANCE	11,369	
EMPLOYEE BONUS	1,000	
	TOTAL PERSONNEL EXPENSE	<u>62,369</u>
FUEL-OIL	25,000	
FUEL-GAS	10,000	
ELECTRICITY	9,000	
WATER & SEWER	8,000	
	TOTAL UTILITIES	<u>52,000</u>
EXTERMINATING	1,020	
REP/MAT-BUILDING	4,000	
REP/CONTR-BUILDING	5,500	
REP/CONTR-PLUMBING	10,000	
REP/CONTR-PAINTING	5,000	
REP/CONTR-HVAC	3,200	
REP/CONTR-LANDSCAPING	6,000	
REP/CONTR-ELEVATOR	1,000	
FIRE SYSTEMS/SPRINKL	4,000	
	TOTAL MAINTENANCE	<u>39,720</u>
PROPERTY INSURANCE	25,000	
	TOTAL TAXES & INSURANCE	<u>25,000</u>
	TOTAL OPERATING EXPENSES	<u>199,189</u> F
	NET OPERATING INCOME	<u>811</u> A-F
SPECIAL PROJECT EXPENSES		
Lobby, landscaping, elevator, exhaust fans	30,000	
Miscellany & contingency	20,000	
	TOTAL SPEC. PROJECT EXPENSES	<u>50,000</u> H
	NET SPEC. PROJECT INCOME	0 B-H
CAPITAL PROJECT EXPENSES		
Air conditioning	500,000	
	TOTAL CAPITAL PROJECT EXPENSES	<u>500,000</u> I
	NET CAPITAL PROJECT INCOME	<u>0</u> C-I
	TOTAL NET INCOME	16,211 E-F-H-I

**250 Beacon Condominium
November 2004 - October 2005 Budget**

November 30, 2005	2005	2005	2005	2006
INCOME	Actual	Budget	Variance	Budget
MONTHLY FEES	265,140	265,000	140	274,000
CAPITAL ASSESSMENTS	212,629	0	212,629	0
LATE FEE INCOME	125	0	125	0
LAUNDRY INCOME	356	400	-44	400
MISC INCOME	25	0	25	0
OPERATIONS INCOME		208,000		<u>222,000</u>
SPECIAL PROJECTS INCOME		45,000		<u>40,000</u>
CAPITAL PROJECTS INCOME		0		<u>0</u>
RESERVES INCOME		12,400		<u>12,000</u>
TOTAL INCOME	<u>478,274</u>	265,400		<u>274,400</u>
OPERATING EXPENSES				
OFFICE EXPENSE	928	1,500	572	1,500
LEGAL, AUDIT, PROFESSION	2,580	1,000	-1,580	2,000
ACCOUNTING FEES	-2,900	0	2,900	0
MANAGEMENT FEES	15,120	15,120	0	18,000
TELEPHONE	3,264	3,200	-64	3,300
TOTAL ADMIN. EXPENSES	18,991	20,820	1,829	24,800
MANAGEMENT COMPANY LABOR	48,431	50,000	1,569	52,500
GROUP HEALTH INSURANCE	13,111	12,612	-499	13,500
EMPLOYEE BONUS	1,000	1,000	0	1,000
TOTAL PERSONNEL EXPENSE	62,542	63,612	1,070	<u>67,000</u>
FUEL-OIL	34,079	25,000	-9,079	52,141
FUEL-GAS	10,545	10,000	-545	11,000
ELECTRICITY	10,504	9,000	-1,504	11,000
WATER & SEWER	8,560	8,000	-560	9,000
TOTAL UTILITIES	63,688	52,000	-11,688	<u>83,141</u>
SNOW REMOVAL	683	0	-683	500
EXTERMINATING	620	1,020	400	750
REP/MAT-BUILDING	8,949	4,000	-4,949	7,500
REP/CONTR-BUILDING	41,223	5,500	-35,723	40,000
REP/CONTR-PLUMBING	1,940	10,000	8,060	
REP/CONTR-PAINTING	-1,500	5,000	6,500	
REP/CONTR-HVAC	0	3,200	3,200	
REP/CONTR-LANDSCAPING	7,849	6,000	-1,849	7,500
REP/CONTR-ELEVATOR	9,712	8,200	-1,512	10,000
FIRE SYSTEMS/SPRINKL	2,471	4,000	1,529	3,000
TOTAL MAINTENANCE	71,947	46,920	-25,027	<u>68,750</u>
PROPERTY INSURANCE	20,674	25,000	4,326	25,000
	-34	0	34	0
TOTAL TAXES & INSURANCE	20,640	25,000	4,360	<u>25,000</u>
TOTAL OPERATING EXPENSES	237,808	208,352	-29,456	<u>268,691</u>
NET OPERATING INCOME		-352	-352	<u>-46,691</u>
SPECIAL PROJECT EXPENSES				
Lobby, landscaping, elevator		30,000	30,000	25,000
Miscellany & contingency	45,967	15,000	-30,967	
TOTAL SPEC. PROJECT EXPENSES	283,775	45,000	-238,775	<u>25,000</u>
NET SPEC. PROJECT INCOME		0	0	15,000
CAPITAL PROJECT EXPENSES			0	
Air conditioning		0	0	0
TOTAL CAPITAL PROJECT EXPENSES		0	0	<u>0</u>
NET CAPITAL PROJECT INCOME		0	0	<u>0</u>
			0	
TOTAL NET INCOME		12,048	12,048	<u>-19,291</u>

**250 Beacon Condominium
November 2005 - October 2006 Budget**

November 30, 2005	2006
INCOME	Budget
MONTHLY FEES	311,000
CAPITAL ASSESSMENTS	0
LATE FEE INCOME	0
LAUNDRY INCOME	400
MISC INCOME	0
OPERATIONS INCOME	<u>276,000</u>
SPECIAL PROJECTS INCOME	<u>25,000</u>
CAPITAL PROJECTS INCOME	<u>0</u>
RESERVES INCOME	<u>10,000</u>
TOTAL INCOME	<u>311,000</u>
OPERATING EXPENSES	
OFFICE EXPENSE	1,500
LEGAL, AUDIT, PROFESSION	2,000
ACCOUNTING FEES	0
MANAGEMENT FEES	18,000
TELEPHONE	3,300
TOTAL ADMIN. EXPENSES	<u>24,800</u>
MANAGEMENT COMPANY LABOR	60,500
GROUP HEALTH INSURANCE	13,500
EMPLOYEE BONUS	1,000
TOTAL PERSONNEL EXPENSE	<u>75,000</u>
FUEL-OIL	52,000
FUEL-GAS	11,000
ELECTRICITY	11,000
WATER & SEWER	9,000
TOTAL UTILITIES	<u>83,000</u>
SNOW REMOVAL	500
EXTERMINATING	750
REP/MAT-BUILDING	7,500
REP/CONTR-BUILDING	40,000
REP/CONTR-PLUMBING	0
REP/CONTR-PAINTING	0
REP/CONTR-HVAC	0
REP/CONTR-LANDSCAPING	7,500
REP/CONTR-ELEVATOR	10,000
FIRE SYSTEMS/SPRINKL	3,000
TOTAL MAINTENANCE	<u>68,750</u>
PROPERTY INSURANCE	25,000
	0
TOTAL TAXES & INSURANCE	<u>25,000</u>
TOTAL OPERATING EXPENSES	<u>276,550</u>
NET OPERATING INCOME	<u>-550</u>
SPECIAL PROJECT EXPENSES	
Lobby, landscaping, elevator	25,000
Miscellany & contingency	0
TOTAL SPEC. PROJECT EXPENSES	<u>25,000</u>
NET SPEC. PROJECT INCOME	<u>0</u>
CAPITAL PROJECT EXPENSES	
Air conditioning	0
TOTAL CAPITAL PROJECT EXPENSES	<u>0</u>
NET CAPITAL PROJECT INCOME	<u>0</u>
TOTAL NET INCOME	<u>9,450</u>
Cash - Operating 10/31/05	7,216
Cash - Reserve 10/31/05	15,472
Accounts Payable 10/31/05	115,582
Accounts Receivable 10/31/05	12,307

250 Beacon Condominium				
November 2006 - October 2007 Budget				
November 1, 2006	2006-7	2005-6	2005-6	2005-6
Summary	Budget	Actual	Budget	Variance
Income	311,700	312,325	311,400	925
Operating Expenses	282,900	270,194	276,400	6,206
Special Project Expenses	25,000	8,886	25,000	16,114
Capital Project Expenses	5,000	0	0	0
Reserves Allocation	-1,200	15,000	10,000	-5,000
Net Income After Reserves	0	18,244	0	18,244
Income				
Condominium Fees	311,000	311,000	311,000	0
Capital Assessments	0	0	0	0
Late Fees	0	225	0	225
Laundry Income	700	1,100	400	700
Miscellaneous Income	0	0	0	0
Total Income	311,700	312,325	311,400	
General Operating Expenses				
Office Expense	1,500	1,300	1,500	200
Accounting & Contract Maintenance	3,500	2,650	2,000	-650
Management Fees	18,000	18,000	18,000	0
Telephone	3,300	4,200	3,300	-900
Total General Operating Expenses	26,300	26,150	24,800	
Personnel Expenses				
Management Company Labor	68,500	60,500	60,500	0
Group Health Insurance	13,500	13,500	13,500	0
Employee Bonuses	2,000	1,000	1,000	0
Total Personnel Expenses	84,000	75,000	75,000	
Utility Expenses				
Fuel - Oil	38,000	38,000	52,000	14,000
Fuel - Gas	14,000	14,000	11,000	-3,000
Electricity	11,000	10,800	11,000	200
Water & Sewer Fees	10,000	10,000	9,000	-1,000
Total Utilities Expenses	73,000	72,800	83,000	
Maintenance Expenses				
Contract Cleaning	500	683	0	-683
Exterminating	1,200	1,300	1,100	-200
Repairs/Materials-Building	6,500	5,500	7,000	1,500
Repairs/Contract-Building	38,000	36,000	40,000	4,000
Repairs/Contract-Plumbing	0	0	0	0
Repairs/Contract-Painting	0	0	0	0
Repairs/Contract-HVAC	0	0	0	0
Repairs/Contract-Landscaping	6,000	5,800	7,500	1,700
Repairs/Contract-Elevator	8,400	8,500	10,000	1,500
Repairs/Contract-Fire Systems	1,500	1,400	3,000	1,600
Total Maintenance Expenses	62,100	59,183	68,600	
Property Insurance	37,500	37,062	25,000	-12,062
Total Insurance Expenses	37,500	37,062	25,000	
Total Operating Expenses	282,900	270,194	276,400	
Net Operating Income	28,800	42,131	35,000	
Special Project Expenses				
Lobby	25,000	8,886	25,000	16,114
Elevator	0	0	0	0
Landscaping	0	0	0	0
Intercom	0	0	0	0
Total Special Projects	25,000	8,886	25,000	
Capital Project Expenses				
Air Conditioning	5,000	0	0	0
Total Capital Projects	5,000	0	0	
Total Net Income	-1,200	33,244	10,000	23,244
	9/30/06			
	Balances			
Cash - Operating	33,200			
Cash - Reserve	30,472			
Accounts Payable	2,757			
Accounts Receivable	2,441			

250 Beacon Condominium				
November 2007 - October 2008 Budget				
November 11, 2007	2007-8	2006-7	2006-7	2006-7
Summary	Budget	Actual	Budget	Variance
Income	311,600	312,807	312,000	807
Operating Expenses	276,120	264,619	283,200	18,581
Special Project Expenses	25,000	0	25,000	25,000
Capital Project Expenses	5,000	0	5,000	5,000
Reserves Allocation	-1,200	15,000	-1,200	-16,200
Net Income After Reserves	6,680	33,188	0	33,188
Income				
Condominium Fees	311,000	311,000	311,000	0
Capital Assessments	0	0	0	0
Late Fees	0	350	0	350
Laundry Income	600	605	1,000	-395
Miscellaneous Income	0	852	0	852
Total Income	311,600	312,807	312,000	
General Operating Expenses				
Office Expense	2,400	2,499	1,800	-699
Accounting & Contract Maintenance	3,500	1,812	3,500	1,688
Management Fees	9,120	18,000	18,000	0
Telephone	4,500	4,366	3,300	-1,066
Total General Operating Expenses	19,520	26,677	26,600	
Personnel Expenses				
Management Company Labor	68,500	48,533	68,500	19,967
Group Health Insurance	13,500	15,647	13,500	-2,147
Employee Bonuses	2,000	500	2,000	1,500
Total Personnel Expenses	84,000	64,680	84,000	
Utility Expenses				
Fuel - Oil	38,000	34,644	38,000	3,356
Fuel - Gas	14,000	13,516	14,000	484
Electricity	11,000	9,820	11,000	1,180
Water & Sewer Fees	10,000	9,477	10,000	523
Total Utilities Expenses	73,000	67,457	73,000	
Maintenance Expenses				
Contract Cleaning	500	2,060	500	-1,560
Exterminating	1,200	1,051	1,200	149
Repairs/Materials-Building	6,500	7,173	6,500	-673
Repairs/Contract-Building	38,000	41,997	38,000	-3,997
Repairs/Contract-Plumbing	0	0	0	0
Repairs/Contract-Painting	0	0	0	0
Repairs/Contract-HVAC	0	0	0	0
Repairs/Contract-Landscaping	6,000	5,391	6,000	609
Repairs/Contract-Elevator	8,400	8,942	8,400	-542
Repairs/Contract-Fire Systems	1,500	1,303	1,500	197
Total Maintenance Expenses	62,100	67,917	62,100	
Property Insurance	37,500	37,888	37,500	-388
Total Insurance Expenses	37,500	37,888	37,500	
Total Operating Expenses	276,120	264,619	283,200	
Net Operating Income	35,480	48,188	28,800	
Special Project Expenses				
Lobby	25,000	0	25,000	25,000
Elevator	0	0	0	0
Landscaping	0	0	0	0
Intercom	0	0	0	0
Total Special Projects	25,000	0	25,000	
Capital Project Expenses				
Air Conditioning	5,000	0	5,000	5,000
Total Capital Projects	5,000	0	5,000	
Total Net Income	5,480	48,188	-1,200	44,388
	10/15/07			
	Balances			
Cash - Operating	59,877			
Cash - Reserve	45,368			
Accounts Payable	6,546			
Accounts Receivable	8,676			

**250 Beacon Street Condominium
Budget**

	Budget	Actuals through 8/31	FY 2008 E	FY 2009 E
Revenue				
Condominium Fees		259,167		
Special Assessments				
Late Charges		400		
Interest Income		64		
Laundry Income		<u>1,011</u>		
	311,600	260,642	311,000	311,000
Maintenance/Repairs				
Electric Repairs		3,776	3,776	
Plumbing Repairs		2,948	2,948	
HVAC		1,747	1,747	
Fire Alarm Repairs		190	190	
Sprinkler System		629	629	
Elevator Repairs		673	673	
Lock/Key/Window/Doors Repairs		560	560	
Intercom Repairs		4,945	4,945	
Painting		3,606	1,606	
Masonry Repairs		2,550	17,600	
Pest Control	1,200	950	1,100	
Supplies		3,845	4,345	
Misc Maint.Repairs	45,000	<u>4,039</u>	<u>6,900</u>	
	46,200	30,459	47,019	50,000
Contracts and Services				
Fire Alarm Monitoring	1,500	2,036	2,500	2,000
Elevator Contract	8,400	6,800	8,000	7,000
Landscaping	6,000	<u>5,870</u>	<u>6,600</u>	<u>7,000</u>
	15,900	14,706	17,100	16,000
Utilities				
Electricity	11,000	9,701	11,701	13,000
Oil	5,000	843	843	-
Gas	47,000	49,289	53,289	64,000
Water/Sewer	10,000	7,527	9,527	10,500
Telephone - Common Area	1,500	1,209	1,449	1,500
Telephone - Superintendent	3,000	2,133	2,533	2,500
	77,500	70,702	79,342	91,500
Employee Expenses				
Management Company Labor	58,100			
Payroll Superintendent		25,200	29,680	29,680
Payroll Superintendent Overtime		1,449	1,449	
Superintendent Benefits	13,500	13,133	15,467	15,467
Payroll Taxes		4,669	5,469	5,469
Assistant Superintendent	10,400	9,800	10,600	3,900
Holiday Bonus Staff	2,000	1,000	1,000	1,000
	84,000	55,251	63,665	55,516
Administrative Expenses				
Legal	-	3,056	3,056	1,500
Professional Services	3,500	6,151	7,351	7,000
Postage/Stationery	2,400	557	707	700
Bank Charges		35	55	100
Management Fee	9,120	7,560	9,080	9,080
	15,020	17,359	20,249	18,380
Insurance				
Property Insurance	37,500	31,610	31,610	31,610
	37,500	31,610	31,610	31,610
Special Projects				
Lobby	25,000	9,691	11,491	10,000
HVAC	5,000	16,698	24,698	-
Other				<u>35,000</u>
	30,000	26,388	36,188	45,000
Total Operating Expenses	276,120	220,087	258,985	263,006
Total Special Project Expenditures	30,000	26,388	36,188	45,000
Total Expenses	306,120	246,475	295,173	308,006
Net Income	5,480	14,166	15,827	2,994

**250 Beacon Street Condominium
Budget**

	Budget	FY 2008 A	FY 2009 E
Revenue			
Condominium Fees		311,000	311,000
Special Assessments			
Late Charges		450	-
Interest Income		82	4,000
Laundry Income		<u>1,011</u>	<u>1,000</u>
	\$ 311,600	\$ 312,543	\$ 316,000
Maintenance/Repairs			
Electric Repairs		4,041	
Plumbing Repairs		2,948	
HVAC		1,875	
Fire Alarm Repairs		190	
Sprinkler System		629	
Elevator Repairs		673	
Lock/Key/Window/Doors Repairs		4,073	
Intercom Repairs		4,945	
Painting		4,736	
Masonry Repairs		13,675	
Pest Control	1,200	1,130	
Supplies		4,029	
Misc Maint.Repairs	<u>45,000</u>	<u>2,193</u>	<u>-</u>
	46,200	45,138	45,000
Contracts and Services			
Fire Alarm Monitoring	1,500	2,036	2,000
Elevator Contract	8,400	8,250	7,000
Landscaping	<u>6,000</u>	<u>5,870</u>	<u>6,000</u>
	15,900	16,156	15,000
Utilities			
Electricity	11,000	11,195	12,000
Oil	5,000	843	-
Gas	47,000	51,847	60,000
Water/Sewer	10,000	9,287	10,000
Telephone		-	-
Telephone	<u>4,500</u>	<u>4,498</u>	<u>4,000</u>
	77,500	77,670	86,000
Employee Expenses			
Management Company Labor	58,100		
Payroll Superintendent		29,680	29,680
Payroll Superintendent Overtime		1,780	
Superintendent Benefits	13,500	15,467	15,467
Payroll Taxes		5,513	5,513
Assistant Superintendent	10,400	10,660	3,900
Holiday Bonus Staff	<u>2,000</u>	<u>1,000</u>	<u>1,000</u>
	84,000	64,100	55,560
Administrative Expenses			
Legal	-	3,127	1,500
Professional Services	3,500	6,217	6,000
Postage/Stationery	2,400	681	700
Bank Charges		35	100
Management Fee	9,120	9,072	9,080
Misc.	<u>-</u>	<u>30</u>	<u>-</u>
	15,020	19,161	17,380
Insurance			
Property Insurance	<u>37,500</u>	<u>29,460</u>	<u>32,960</u>
	37,500	29,460	32,960
Special Projects			
Lobby	25,000	11,672	10,000
Exhaust Fan Repair			10,000
HVAC	<u>5,000</u>	<u>21,932</u>	<u>-</u>
Other			<u>20,000</u>
	30,000	33,604	40,000
Total Operating Expenses	276,120	251,684	251,900
Total Special Project Expenditures	30,000	33,604	40,000
Total Expenses	306,120	285,288	291,900
Net Income	\$ 5,480	\$ 27,255	\$ 24,100

250 Beacon Condominium 2010 Budget

	Actuals 2,009	Budget 2,009	Budget 2,010
<u>INCOME</u>			
Condominium Fees	311,000	311,000	311,000
Special Assessments	0	0	0
Late Fees	300	0	0
Interest Income	2,650	4,000	3,000
Laundry	521	1,000	500
Other Income	0	0	0
TOTAL	314,471	316,000	314,500
<u>MAINTENANCE AND REPAIRS</u>			
Electrical Repairs	2,761	6,000	3,000
Plumbing	8,097	10,000	9,000
Roofing	2,200	0	2,500
Masonry	1,143	5,000	19,500
Fire Alarm Contract	2,225	2,000	2,250
Fire Alarm Repairs	956	750	1,000
Sprinkler System	1,725	500	1,000
Elevator Contract	6,000	7,000	6,000
Elevator Repairs	31,462	1,000	5,000
Intercom	134	0	500
Carpentry	0	0	500
Lock/Key/Window	238	5,000	1,000
Painting	3,655	5,000	5,000
HVAC	12,556	2,000	2,500
Landscaping	6,678	6,000	6,000
Misc. Maintenance	14,187	4,250	7,500
Maintenance Supplies	4,719	4,000	4,000
TOTAL	98,736	58,500	76,250
<u>OPERATIONS</u>			
Electricity	10,772	12,000	12,000
Gas	46,925	60,000	60,000
Water and Sewer	10,325	10,000	12,000
Telephone Common Area	3,025	4,000	3,500
Telephone Superintendent	1,873	0	2,000
Janitorial Services	267	3,900	300
Assistant Superintendent	6,089	0	6,000
Payroll Superintendent	30,149	29,680	30,000
Payroll Superintendent Overtime Hours	987	0	1,000
Payroll Superintendent Benefits	15,752	15,467	15,500
Payroll Taxes	5,455	5,513	5,500
Holiday Bonus	1,000	1,000	2,300
Insurance	33,322	32,960	33,000
Pest Control	1,080	1,500	1,200
Carpet Cleaning	562	0	0
Miscellaneous	38	1,000	178
TOTAL	167,622	177,020	184,478
<u>ADMINISTRATIVE</u>			
Legal	479	1,500	1,500
Accounting	345	0	350
Postage	741	700	750
Bank Charges	98	100	100
Management Fees	9,072	9,080	9,072
Miscellaneous	589	0	0
TOTAL	11,323	11,380	11,772
<u>OTHER</u>			
Replacement Reserve Expense	0	0	32,000
Insurance Claim Expense	0	0	0
Special Projects	4,987	40,000	10,000
TOTAL	4,987	40,000	42,000
TOTAL EXPENSES	282,669	286,900	314,500
NET INCOME	31,802	29,100	0

250 Beacon Street Condominium 2011 Budget

	Actuals	Budget	Budget
	2010	2010	2011
<u>INCOME</u>			
Condominium Fees	311,000	311,000	311,000
Special Assessments	0	0	0
Late Fees	100	0	100
Interest Income	1,172	3,000	1,800
Laundry/Other Income	588	500	550
TOTAL	312,860	314,500	313,450
<u>MAINTENANCE AND REPAIRS</u>			
Electrical Repairs	2,910	3,000	3,000
Plumbing	13,199	9,000	10,000
Roofing	0	2,500	2,500
Masonry	36,840	19,500	45,000
Fire Alarm Contract	2,097	2,250	2,000
Fire Alarm Repairs	2,615	1,000	2,000
Sprinkler System	900	1,000	900
Elevator Contract	6,100	6,000	6,100
Elevator Repairs	3,692	5,000	3,000
Intercom	0	500	500
Carpentry	0	500	500
Lock/Key/Window	71	1,000	500
Painting	1,080	5,000	2,000
HVAC	9,730	2,500	3,000
Landscaping	4,322	6,000	4,500
Misc. Maintenance	2,171	7,500	3,000
Maintenance Supplies	4,523	4,000	4,250
TOTAL	90,250	76,250	92,750
<u>Operations</u>			
Electricity	9,249	12,000	10,000
Gas	42,783	60,000	48,500
Water and Sewer	10,335	12,000	11,000
Telephone Common Area	1,505	3,500	1,800
Telephone Superintendent	2,229	2,000	2,000
Janitorial Services	0	300	300
Assistant Superintendent	6,510	6,000	6,000
Payroll Superintendent	28,000	30,000	30,000
Payroll Superintendent Overtime Hours	1,113	1,000	1,000
Payroll Superintendent Benefits	14,586	15,500	15,500
Payroll Taxes	5,101	5,500	5,500
Holiday Bonus	0	2,300	2,300
Insurance	29,191	33,000	30,000
Pest Control	1,140	1,200	1,080
Carpet Cleaning	2,186	0	1,800
Miscellaneous	0	178	0
TOTAL	153,927	184,478	166,780
<u>ADMINISTRATIVE</u>			
Legal	188	1,500	750
Accounting	365	350	365
Postage	741	750	750
Bank Charges	0	100	0
Management Fees	9,072	9,072	9,072
Miscellaneous/Reimbursements/Bonuses	2,615	0	250
TOTAL	12,980	11,772	11,187
NET OPERATING INCOME	55,702	42,000	42,733
<u>CAPITAL ITEMS</u>			
Replacement Reserve Expense	32,000	32,000	32,000
HVAC Project	28,297	0	0
Special Projects	1,679	10,000	10,000
TOTAL	61,975	42,000	42,000
TOTAL EXPENSES	319,133	314,500	312,717
NET INCOME before reserve expense	25,727	32,000	32,733
NET INCOME including reserve expense	-6,273	0	733

250 Beacon Street Condominium 2012 Budget			
	Actuals	Budget	Budget
	2011	2011	2012
<u>INCOME</u>			
Condominium Fees	311,000	311,000	311,000
Special Assessments	0	0	0
Late Fees	125	0	0
Interest Income	222	3,000	300
Laundry/Other Income	536	500	500
TOTAL	311,883	314,500	311,800
<u>MAINTENANCE AND REPAIRS</u>			
Electrical Repairs	5,183	3,000	3,500
Plumbing	21,920	10,000	9,000
Roofing	0	2,500	2,500
Masonry	15,000	19,500	5,000
Fire Alarm Contract	1,456	2,250	2,000
Fire Alarm Repairs	7,558	1,000	2,000
Sprinkler System	360	1,000	900
Elevator Contract	6,450	6,000	5,040
Elevator Repairs	12,420	5,000	3,500
Intercom	137	500	300
Carpentry	1,760	500	500
Lock/Key/Window	278	1,000	500
Painting	553	5,000	2,000
HVAC	5,236	2,500	3,500
Landscaping	3,175	6,000	2,000
Misc. Maintenance	5,680	7,500	3,500
Maintenance Supplies	5,700	4,000	5,700
TOTAL	92,866	77,250	51,440
<u>Operations</u>			
Electricity	9,445	12,000	11,000
Gas & Oil	50,125	60,000	50,000
Water and Sewer	13,320	12,000	14,000
Telephone Common Area	1,500	3,500	2,500
Telephone Superintendent	2,995	2,000	3,000
Janitorial Services	0	300	0
Assistant Superintendent	6,240	6,000	6,000
Payroll Superintendent	30,000	30,000	30,000
Payroll Superintendent Overtime Hours	1,365	1,000	1,100
Payroll Superintendent Benefits	15,170	15,500	15,500
Payroll Taxes	6,790	5,500	7,000
Holiday Bonuses	2,300	2,300	2,300
Insurance	28,465	33,000	30,000
Pest Control	1,080	1,200	1,080
Carpet Cleaning	305	0	500
Miscellaneous	1,272	178	1,000
TOTAL	170,372	184,478	174,980
<u>ADMINISTRATIVE</u>			
Legal	1,500	1,500	1,500
Accounting	385	350	405
Postage	750	750	780
Bank Charges	47	100	50
Management Fees	9,072	9,072	9,345
Professional Services	675		0
Engineering Services	3,690		0
Miscellaneous	447	0	450
TOTAL	16,566	11,772	12,530
<u>CAPITAL ITEMS</u>			
Replacement Reserve Expense	32,000	32,000	32,000
HVAC Project	0	0	0
Masonry Project	0	10,000	125,000
Reserve Withdrawal	0	0	-85,000
TOTAL	32,000	42,000	72,000
TOTAL EXPENSES	311,804	315,500	310,950
NET INCOME operating income	32,079	41,000	72,850
NET INCOME including capital items	79	-1,000	850

**250 Beacon Condominium 2013 Budget
November 2012 through October 2013**

	Actual 2012	Budget 2012	Budget 2013
<u>INCOME</u>			
Condominium Fees	311,000	311,000	311,000
Special Assessments	8,291	0	130,000
Late Fees	100	0	0
Interest Income	967	300	200
Laundry Income	662	500	500
Insurance proceeds	5,197	0	0
Energy project & Insurance rebates	8,690	0	0
Reimbursement from Superintendent	121	500	0
TOTAL	336,329	312,300	441,700
<u>MAINTENANCE AND REPAIRS</u>			
Electrical Repairs	3,334	3,500	3,500
Plumbing	3,744	9,000	9,000
Roofing	0	2,500	2,500
Masonry	1,430	5,000	5,000
Fire Alarm Contract	996	2,000	2,000
Fire Alarm Repairs	555	2,000	2,000
Sprinkler System	3,488	900	900
Elevator Contract	5,620	5,040	5,300
Elevator Repairs	3,010	3,500	3,500
Intercom	2,306	300	300
Carpentry	23,267	500	500
Lock/Key/Window	1,080	500	500
Painting	2,500	2,000	2,000
HVAC	6,635	3,500	3,500
Trash Removal	647	0	0
Landscaping	1,356	2,000	2,000
Misc. Maintenance	1,888	3,500	3,500
Maintenance Supplies	4,993	5,700	5,700
TOTAL	66,848	51,440	51,700
<u>Operations</u>			
Electricity	8,468	11,000	11,000
Gas & Oil	39,296	50,000	50,000
Water and Sewer	12,941	14,000	14,000
Telephone Common Area	2,741	2,500	2,500
Telephone Superintendent	2,441	3,000	3,000
Janitorial Services	2,325	0	2,000
Assistant Superintendent	5,502	6,000	6,000
Payroll Superintendent	28,210	30,000	30,000
Payroll Superintendent Overtime Hours	1,624	1,100	1,100
Payroll Superintendent Benefits	15,169	15,500	15,500
Payroll Taxes	6,166	7,000	7,000
Holiday Bonuses	2,300	2,300	2,300
Insurance	27,790	30,000	30,841
Pest Control	1,140	1,080	1,080
Carpet Cleaning	0	500	500
Window Washing	297	0	0
Miscellaneous	1,327	1,000	1,000
TOTAL	157,737	174,980	177,821
<u>ADMINISTRATIVE</u>			
Legal	558	1,500	1,500
Accounting	405	405	405
Postage	741	780	780
Bank Charges	123	50	100
Management Fees	9,348	9,345	9,813
Professional Services	4,652	0	0
Engineering Services	7,592	0	0
Interest on loan	240	0	0
Miscellaneous	13,563	450	450
TOTAL	37,223	12,530	13,048
<u>CAPITAL ITEMS</u>			
Replacement Reserve Expense	32,004	32,000	32,000
HVAC Project	0	0	0
Masonry Project	164,050	125,000	235,000
Building Components/Plumbing Project	26,982	0	0
Reserve Withdrawal	0	-85,000	-70,000
Insurance claim expense	2,546	0	0
TOTAL	225,582	72,000	197,000
TOTAL EXPENSES	487,390	310,950	439,569
NET INCOME before capital items	74,522	73,350	199,131
NET INCOME including capital items	-151,060	1,350	2,131

**250 Beacon Condominium 2014 Budget
November 2013 through October 2014**

	Actual	Budget	Budget
	2013 - 10 months	2013	2014
<u>INCOME</u>			
Condominium Fees	311,000	311,000	311,000
Special Assessments	130,000	0	0
Late Fees	375	0	0
Interest Income	132	300	200
Laundry Income	604	500	500
Other fees	0	0	0
Reimbursement from Superintendent	305	0	0
Insurance Proceeds	750	500	0
TOTAL	444,467	312,300	311,700
<u>MAINTENANCE AND REPAIRS</u>			
Electrical Repairs	1,938	3,500	3,500
Plumbing	26,858	9,000	15,000
Roofing	790	2,500	2,500
HVAC	870	3,500	3,500
Fire Alarm Contract	417	2,000	2,000
Fire Alarm Repairs	0	2,000	2,000
Sprinkler System	5,442	900	900
Elevator Contract	4,100	5,040	5,300
Elevator Repairs	12,545	3,500	15,000
Masonry	0	5,000	3,000
Carpentry	0	500	500
Lock/Key/Window	3,120	500	500
Intercom	1,275	300	300
Painting	5,166	2,000	5,000
Landscaping	1,702	2,000	2,000
Misc. Maintenance	5,073	3,500	10,000
Maintenance Supplies	1,647	5,700	3,000
TOTAL	70,942	51,440	74,000
<u>Operations</u>			
Electricity	7,282	11,000	9,000
Gas & Oil	42,462	50,000	45,000
Telephone Common Area	2,441	2,500	2,500
Telephone Superintendent	1,706	3,000	2,500
Water and Sewer	10,109	14,000	12,000
Janitorial Services	1,120	0	1,000
Assistant Superintendent	5,110	6,000	6,000
Carpet Cleaning	140	0	0
Window Washing	2,618	0	0
Insurance	26,832	30,000	33,250
Pest Control	990	1,080	1,080
Payroll Superintendent	24,640	30,000	30,000
Payroll Superintendent Overtime	958	1,100	2,000
Payroll Superintendent Benefits	12,835	15,500	15,500
Payroll Taxes	6,743	7,000	7,000
Holiday Bonuses	3,300	2,300	2,300
Miscellaneous	0	1,000	1,000
TOTAL	149,287	174,480	170,130
<u>ADMINISTRATIVE</u>			
Legal	164	1,500	1,500
Accounting	425	405	500
Professional Services	1,270	0	0
Engineering Services	6,381	0	0
Postage	556	780	1,000
Bank Charges	74	50	100
Management Fees	8,180	9,345	9,813
Miscellaneous	7,692	450	500
TOTAL	24,742	12,530	13,413
<u>CAPITAL ITEMS</u>			
Replacement Reserve	26,670	32,000	32,000
Masonry Project	159,475	125,000	0
AC Project	0	0	60,000
Building Components	6,831	0	0
TOTAL	192,976	157,000	92,000
TOTAL EXPENSES	437,948	395,450	349,543
NET INCOME before capital items	199,496	73,850	54,157
NET INCOME including capital items	6,520	-83,150	-37,843

Budget Comparison

Period = Aug 2019

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	INCOME									
42001	Regular Assessments	25,916.67	25,916.67	0.00	0.00	259,166.70	259,166.70	0.00	0.00	311,000.00
42051	Laundry Income	0.00	41.67	-41.67	-100.00	0.00	416.70	-416.70	-100.00	500.00
42201	Other Income	0.00	0.00	0.00	N/A	4,891.00	0.00	4,891.00	N/A	0.00
42202	Interest Income	0.00	0.00	0.00	N/A	11.76	0.00	11.76	N/A	0.00
42212	Back Billed Expense Income	0.00	0.00	0.00	N/A	5,079.71	0.00	5,079.71	N/A	0.00
49000	TOTAL INCOME	25,916.67	25,958.34	-41.67	-0.16	269,149.17	259,583.40	9,565.77	3.68	311,500.00
50000	EXPENSES									
50001	General and Admin Expenses									
50002	Management Fee	840.00	840.00	0.00	0.00	8,400.00	8,400.00	0.00	0.00	10,080.00
50013	Copies and Postage	0.00	83.33	83.33	100.00	305.60	833.30	527.70	63.33	1,000.00
50014	Bank Service Charges	0.00	8.33	8.33	100.00	60.00	83.30	23.30	27.97	100.00
50015	Back Billed Expense	0.00	0.00	0.00	N/A	9,454.71	0.00	-9,454.71	N/A	0.00
50037	Supplies	0.00	250.00	250.00	100.00	258.16	2,500.00	2,241.84	89.67	3,000.00
50041	Expense Reimbursement	0.00	0.00	0.00	N/A	106.23	0.00	-106.23	N/A	0.00
50043	Accounting Fees	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
50050	Health Insurance	1,487.64	1,416.67	-70.97	-5.01	14,330.78	14,166.70	-164.08	-1.16	17,000.00
50060	Payroll Super 1	2,936.15	2,666.67	-269.48	-10.11	22,304.38	26,666.70	4,362.32	16.36	32,000.00
50061	Payroll Super 2	1,816.33	500.00	-1,316.33	-263.27	4,572.02	5,000.00	427.98	8.56	6,000.00
50062	Payroll Taxes	1,700.82	583.33	-1,117.49	-191.57	9,573.07	5,833.30	-3,739.77	-64.11	7,000.00
50063	Payroll Bonus	0.00	191.67	191.67	100.00	2,300.00	1,916.70	-383.30	-20.00	2,300.00
50064	Payroll Administration	164.34	0.00	-164.34	N/A	1,288.07	0.00	-1,288.07	N/A	0.00
50102	Legal Expense	0.00	125.00	125.00	100.00	867.90	1,250.00	382.10	30.57	1,500.00
50103	Other Expenses	0.00	0.00	0.00	N/A	4,116.00	0.00	-4,116.00	N/A	0.00
50108	Miscellaneous	0.00	125.00	125.00	100.00	100.00	1,250.00	1,150.00	92.00	1,500.00
50200	Total General and Admin Expenses	8,945.28	6,831.67	-2,113.61	-30.94	78,036.92	68,316.70	-9,720.22	-14.23	81,980.00
51000	Insurance and Loan Expenses									
51001	Insurance	8,753.00	3,416.67	-5,336.33	-156.19	40,498.37	34,166.70	-6,331.67	-18.53	41,000.00
51200	Total Insurance and Loan Expenses	8,753.00	3,416.67	-5,336.33	-156.19	40,498.37	34,166.70	-6,331.67	-18.53	41,000.00
52000	Scheduled Maintenance Expenses									
52003	Pest Control Services	0.00	108.33	108.33	100.00	931.00	1,083.30	152.30	14.06	1,300.00
52005	Janitorial Services	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00

Budget Comparison

Period = Aug 2019

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
52006	Window Cleaning	0.00	166.67	166.67	100.00	5,700.00	1,666.70	-4,033.30	-241.99	2,000.00
52009	Landscaping	0.00	166.67	166.67	100.00	22,569.38	1,666.70	-20,902.68	-1,254.14	2,000.00
52020	Elevator Maintenance	1,172.00	441.67	-730.33	-165.36	7,525.00	4,416.70	-3,108.30	-70.38	5,300.00
52021	Fire Alarm Maintenance	0.00	166.67	166.67	100.00	1,899.97	1,666.70	-233.27	-14.00	2,000.00
52022	Sprinkler Maintenance	0.00	83.33	83.33	100.00	0.00	833.30	833.30	100.00	1,000.00
52023	HVAC Maintenance	0.00	291.67	291.67	100.00	0.00	2,916.70	2,916.70	100.00	3,500.00
52024	Boiler Maintenance	0.00	0.00	0.00	N/A	1,361.27	0.00	-1,361.27	N/A	0.00
52200	Total Scheduled Maintenance Expenses	1,172.00	1,508.34	336.34	22.30	39,986.62	15,083.40	-24,903.22	-165.10	18,100.00
53000	Variable Maintenance Expenses									
53001	General Repairs	1,701.99	1,701.67	-0.32	-0.02	12,426.96	17,016.70	4,589.74	26.97	20,420.00
53005	Exterior Repairs	0.00	458.33	458.33	100.00	0.00	4,583.30	4,583.30	100.00	5,500.00
53007	Elevator Repairs	1,294.50	416.67	-877.83	-210.68	3,136.50	4,166.70	1,030.20	24.72	5,000.00
53009	Fire Alarm Repairs	0.00	166.67	166.67	100.00	0.00	1,666.70	1,666.70	100.00	2,000.00
53015	Boiler Repairs	0.00	0.00	0.00	N/A	248.00	0.00	-248.00	N/A	0.00
53017	Plumbing	0.00	1,250.00	1,250.00	100.00	0.00	12,500.00	12,500.00	100.00	15,000.00
53019	Electrical	0.00	291.67	291.67	100.00	0.00	2,916.70	2,916.70	100.00	3,500.00
53025	Special Projects	0.00	1,000.00	1,000.00	100.00	1,777.26	10,000.00	8,222.74	82.23	12,000.00
53200	Total Variable Maintenance Expenses	2,996.49	5,285.01	2,288.52	43.30	17,588.72	52,850.10	35,261.38	66.72	63,420.00
55000	Utility Expenses									
55002	Gas	953.75	3,750.00	2,796.25	74.57	35,209.29	37,500.00	2,290.71	6.11	45,000.00
55003	Electricity	1,008.02	1,083.33	75.31	6.95	8,623.37	10,833.30	2,209.93	20.40	13,000.00
55004	Water/Sewer	879.41	1,000.00	120.59	12.06	11,444.06	10,000.00	-1,444.06	-14.44	12,000.00
55005	Telephone/Internet	884.47	208.33	-676.14	-324.55	7,087.81	2,083.30	-5,004.51	-240.22	2,500.00
55200	Total Utility Expenses	3,725.65	6,041.66	2,316.01	38.33	62,364.53	60,416.60	-1,947.93	-3.22	72,500.00
68001	Reserve Contribution	0.00	2,666.67	2,666.67	100.00	0.00	26,666.70	26,666.70	100.00	32,000.00
89000	TOTAL EXPENSES	25,592.42	25,750.02	157.60	0.61	238,475.16	257,500.20	19,025.04	7.39	309,000.00
90000	Net Operating Income	324.25	208.32	115.93	55.65	30,674.01	2,083.20	28,590.81	1,372.45	2,500.00

250 Beacon Condominium

2020 Budget for Fiscal Year November 2019 - October 2020

With 2019 Budget and Actuals

	2019 Actuals	2019 Budget	Variance	2020 Budget	
40000	INCOME				
42001	Regular Assessments	311,000.04	311,000.00	0.04	311,000.00
42051	Laundry Income	0.00	500.00	-500.00	500.00
42201	Other Income	4,891.00	0.00	4,891.00	0.00
42202	Interest Income	11.76	0.00	11.76	0.00
42212	Back Billed Expense Income	5,079.71	0.00	5,079.71	0.00
49000	TOTAL INCOME	320,982.51	311,500.00	9,482.51	311,500.00
50000	EXPENSES				
50001	General and Admin Expenses				
50002	Management Fee	10,080.00	10,080.00	0.00	10,080.00
50013	Copies and Postage	305.60	1,000.00	694.40	600.00
50014	Bank Service Charges	60.00	100.00	40.00	100.00
50015	Back Billed Expense	9,454.71	0.00	-9,454.71	0.00
50037	Supplies	258.16	3,000.00	2,741.84	1,000.00
50041	Expense Reimbursement	106.23	0.00	-106.23	0.00
50043	Accounting Fees	0.00	500.00	500.00	500.00
50050	Health Insurance	17,306.06	17,000.00	-306.06	17,000.00
50060	Payroll Super 1	25,236.07	32,000.00	6,763.93	32,000.00
50061	Payroll Super 2	5,006.77	6,000.00	993.23	6,000.00
50062	Payroll Taxes	10,631.88	7,000.00	-3,631.88	8,000.00
50063	Payroll Bonus	2,300.00	2,300.00	0.00	2,300.00
50064	Payroll Administration	1,464.41	0.00	-1,464.41	1,500.00
50102	Legal Expense	2,343.70	1,500.00	-843.70	1,500.00
50103	Other Expenses	4,116.00	0.00	-4,116.00	0.00
50108	Miscellaneous	100.00	1,500.00	1,400.00	1,500.00
50200	Total General and Admin Expenses	88,769.59	81,980.00	-6,789.59	82,080.00
51000	Insurance and Loan Expenses				
51001	Insurance	49,266.37	41,000.00	-8,266.37	43,765.00
51200	Total Insurance and Loan Expenses	49,266.37	41,000.00	-8,266.37	43,765.00

250 Beacon Condominium

2020 Budget for Fiscal Year November 2019 - October 2020

With 2019 Budget and Actuals

	2019 Actuals	2019 Budget	Variance	2020 Budget
52000	Scheduled Maintenance Expenses			
52003	931.00	1,300.00	369.00	1,300.00
52005	0.00	1,000.00	1,000.00	0.00
52006	5,700.00	2,000.00	-3,700.00	5,700.00
52009	22,569.38	2,000.00	-20,569.38	11,040.00
52020	7,910.00	5,300.00	-2,610.00	8,000.00
52021	2,106.99	2,000.00	-106.99	2,000.00
52022	0.00	1,000.00	1,000.00	0.00
52023	0.00	3,500.00	3,500.00	0.00
52024	1,361.27	0.00	-1,361.27	2,000.00
52200	40,578.64	18,100.00	-22,478.64	30,040.00
53000	Variable Maintenance Expenses			
53001	13,516.96	20,420.00	6,903.04	17,115.00
53005	0.00	5,500.00	5,500.00	3,000.00
53007	3,136.50	5,000.00	1,863.50	5,000.00
53009	0.00	2,000.00	2,000.00	2,000.00
53015	248.00	0.00	-248.00	0.00
53017	0.00	15,000.00	15,000.00	5,000.00
53019	0.00	3,500.00	3,500.00	3,500.00
53025	1,777.26	12,000.00	10,222.74	12,000.00
53200	18,678.72	63,420.00	44,741.28	47,615.00
55000	Utility Expenses			
55002	36,151.86	45,000.00	8,848.14	43,000.00
55003	9,680.28	13,000.00	3,319.72	13,000.00
55004	12,413.06	12,000.00	-413.06	12,000.00
55005	7,753.86	2,500.00	-5,253.86	8,000.00
55200	65,999.06	72,500.00	6,500.94	76,000.00
68001	0.00	32,000.00	32,000.00	32,000.00
89000	263,292.38	309,000.00	45,707.62	311,500.00
90000	57,690.13	2,500.00	55,190.13	0.00

250 Beacon Condominium

2021 Budget for Fiscal Year November 2020 - October 2021

With 2020 Budget and Actuals

Book = Accrual

		2020 Actuals	2020 Budget	Variance	2021 Budget
40000	INCOME				
42001	Regular Assessments	311,000	311,000	0	311,000
49000	TOTAL INCOME	312,646	311,500	1,146	311,000
50000	EXPENSES				
50001	General and Admin Expenses				
50002	Management Fee	10,080	10,080	0	10,080
50003	On-Site Coordination	280	0	-280	250
50013	Copies and Postage	351	1,000	649	400
50014	Bank Service Charges	20	100	80	100
50037	Supplies	2,838	3,000	162	3,000
50043	Accounting Fees	0	500	500	500
50050	Health Insurance	19,248	17,000	-2,248	19,600
50059	Employee Phone	126	0	-126	0
50060	Payroll Super 1	24,250	32,000	7,750	28,000
50061	Payroll Super 2	4,018	6,000	1,982	5,000
50062	Payroll Taxes	9,405	7,000	-2,405	9,200
50063	Payroll Bonus	2,300	2,300	0	2,300
50064	Payroll Administration	1,768	0	-1,768	1,800
50102	Legal Expense	5,762	1,500	-4,262	1,500
50108	Miscellaneous	0	1,500	1,500	1,500
50200	Total General and Admin Expenses	81,971	81,980	9	83,230
51000	Insurance and Loan Expenses				
51001	Insurance	48,902	41,000	-7,902	50,328
51200	Total Insurance and Loan Expenses	48,902	41,000	-7,902	50,328
52000	Scheduled Maintenance Expenses				
52003	Pest Control Services	1,125	1,300	175	1,300
52005	Janitorial Services	140	1,000	860	1,000
52006	Window Cleaning	2,850	2,000	-850	3,000
52009	Landscaping	13,326	2,000	-11,326	11,940

52020	Elevator Maintenance	8,316	5,300	-3,016	7,720
52021	Fire Safety Maintenance	2,427	2,000	-427	3,000
52022	Fire Sprinkler Maintenance	0	1,000	1,000	550
52023	HVAC Maintenance	0	3,500	3,500	200
52024	Boiler Maintenance	1,650	0	-1,650	1,500
52200	Total Scheduled Maintenance Expenses	29,834	18,100	-11,734	30,210
53000	Variable Maintenance Expenses				
53001	General Repairs	44,887	20,420	-24,467	20,000
53005	Exterior Repairs	0	5,500	5,500	0
53006	Garage Repairs	188	0	-188	0
53007	Elevator Repairs	28,867	5,000	-23,867	5,000
53009	Fire Safety Repairs	624	2,000	1,376	1,500
53015	Boiler Repairs	1,389	0	-1,389	2,000
53017	Plumbing	0	15,000	15,000	5,000
53019	Electrical	0	3,500	3,500	1,500
53025	Special Projects	7,850	12,000	4,150	10,000
53200	Total Variable Maintenance Expenses	83,805	63,420	-20,385	45,000
55000	Utility Expenses				
55002	Gas	37,550	45,000	7,450	40,000
55003	Electricity	11,429	13,000	1,571	13,000
55004	Water/Sewer	10,780	12,000	1,220	12,000
55005	Telephone/Internet	7,812	2,500	-5,312	5,100
55200	Total Utility Expenses	67,571	72,500	4,929	70,100
68001	Reserve Contribution	0	32,000	32,000	32,000
89000	TOTAL EXPENSES	312,082	309,000	-3,082	310,868
90000	Net Operating Income	564	2,500	-1,936	132

2022 Budget for Fiscal Year November 2021 - October 2022

With 2021 Budget and Actuals Nov 2020 - Sep 2021

Book = Accrual

		PTD Actual	PTD Budget	Variance	2021 Budget	2022 Budget
40000	INCOME					
42001	Regular Assessments	285,083	285,083	0	311,000	311,000
42202	Interest Income	0	0	0	0	0
42212	Back Billed Expense Income	2,495	0	2,495	0	0
42218	NSF Fee Income	10	0	10	0	0
49000	TOTAL INCOME	287,589	285,083	2,505	311,000	311,000
50000	EXPENSES					
50001	General and Admin Expenses					
50002	Management Fee	9,240	9,240	0	10,080	10,080
50003	On-Site Coordination	289	229	-60	250	300
50004	Project MG Fee	2,014	0	-2,014	0	0
50013	Copies and Postage	216	367	150	400	300
50014	Bank Service Charges	10	92	82	100	100
50015	Back Billed Expense	2,817	0	-2,817	0	0
50037	Supplies	2,669	2,750	81	3,000	3,000
50043	Accounting Fees	0	458	458	500	500
50050	Health Insurance	20,099	17,967	-2,132	19,600	22,200
50059	Employee Phone	3,215	0	-3,215	0	2,000
50060	Payroll Super 1	22,594	29,333	6,739	32,000	24,000
50061	Payroll Super 2	4,048	4,583	536	5,000	5,000
50062	Payroll Taxes	9,103	6,417	-2,687	7,000	10,800
50063	Payroll Bonus	2,300	2,108	-192	2,300	2,300
50064	Payroll Administration	1,968	0	-1,968	0	2,300
50102	Legal Expense	0	1,375	1,375	1,500	1,500
50108	Miscellaneous	0	1,375	1,375	1,500	0
50200	Total General and Admin Expenses	80,581	76,294	-4,287	83,230	84,380
51000	Insurance and Loan Expenses					
51001	Insurance	51,611	46,134	-5,477	50,328	59,000
51200	Total Insurance and Loan Expenses	51,611	46,134	-5,477	50,328	59,000

		PTD Actual	PTD Budget	Variance	2021 Budget	2022 Budget
52000	Scheduled Maintenance Expenses					
52003	Pest Control Services	900	1,192	292	1,300	1,300
52005	Janitorial Services	0	917	917	1,000	1,000
52006	Window Cleaning	0	2,750	2,750	3,000	3,000
52007	Carpet Cleaning	280	0	-280	0	0
52009	Landscaping	10,596	10,945	349	11,940	11,940
52020	Elevator Maintenance	7,100	7,077	-23	7,720	7,720
52021	Fire Safety Maintenance	2,260	2,750	490	3,000	3,000
52022	Fire Sprinkler Maintenance	0	504	504	550	550
52023	HVAC Maintenance	0	183	183	200	200
52024	Boiler Maintenance	750	1,375	625	1,500	1,500
52200	Total Scheduled Maintenance Expenses	21,885	27,692	5,807	30,210	30,210
53000	Variable Maintenance Expenses					
53001	General Repairs	34,783	18,454	-16,329	20,132	21,010
53007	Elevator Repairs	9,297	4,583	-4,714	5,000	5,000
53009	Fire Safety Repairs	0	1,375	1,375	1,500	1,500
53017	Plumbing	0	4,583	4,583	5,000	5,000
53019	Electrical	0	1,375	1,375	1,500	1,500
53025	Special Projects	37,618	11,000	-26,618	12,000	0
53200	Total Variable Maintenance Expenses	81,698	41,371	-40,327	45,132	34,010
55000	Utility Expenses					
55002	Gas	36,398	36,667	269	40,000	40,000
55003	Electricity	9,226	11,917	2,691	13,000	13,000
55004	Water/Sewer	11,101	11,000	-101	12,000	12,000
55005	Telephone/Internet	5,908	4,675	-1,233	5,100	6,400
55200	Total Utility Expenses	62,632	64,258	1,626	70,100	71,400
68001	Reserve Contribution	0	29,333	29,333	32,000	32,000
89000	TOTAL EXPENSES	298,406	285,083	-13,323	311,000	311,000
90000	Net Operating Income	-10,818	0	-10,818	0	0