

250 Beacon Condominium Association Finances¹

1973 - 2000

1973 Expenses	42,000 ²
Projects	
Assessments	0
Reserves	0

1974 Expenses	50,400 ³
Projects	
Heating repairs	2,600
Elevator repairs	2,100
Plumbing repairs	600
Building interior	500
Electrical repairs	200
Assessments	0
Reserves	11,600

1975 Expenses	60,000
Projects	
Boiler improvement	1,380
Assessments	0
Reserves	0

1976 Expenses	71,800
Projects	
Heat timer and distribution system	2,300
Fire sprinkler heads	530
Window bars	885
Masonry, weatherproofing	8,200
Assessments	11,800
Reserves	0

1977 Expenses	71,500
Projects	
Climbing vines removal	1,500
Masonry, weatherproofing	4,500?
Assessments	6,000
Reserves	0

1978 Expenses	60,000
Projects	
Master antenna	7,200
Exterior waterproofing, painting	17,000
Boilers modified to burn #2 oil	
Boiler replacement	
Medeco locks	
Assessments	17,000
Loans ¹	18,000
Reserves	41,000???

¹ The Condominium borrowed money from several unit owners to finance capital projects.

1979 Expenses	87,800
Projects	
Conversion of furnace to burn gas and oil	3,100
Beacon side storm windows	2,205
Water damage repairs	26,500
Awning replacement	
Assessments	17,000
Reserves	???

1980 Expenses	102,000
Loan repayment	17,000
Projects	
New gas hot water heater & gas-oil burner	10,000
Removal of 2 nd furnace	1,000
Exterior yellow paint removal	
60-feet of PVC pipe put down drain	
Waterproofing on west wall	
Smoke detectors in halls	
Assessments	22,000
Reserves	????

1981 Expenses	161,000
Projects	
Thermostat	
Tankless hot water heater???	
Smoke detectors	
Assessments	22,700??
Reserves	???

1982 Expenses	152,000
Projects	
Tankless hot water heater	2,900
Smoke detectors	2,500
Energy survey	2,900
Valves & thermostats	19,000
Master antenna	6,845
Exterior brickwork	17,000
Assessments	30,000
Reserves	17,261=budget surplus

1983 Expenses	150,000
Projects	
Brickwork	
Boiler	
Landscaping	2,000
Hard-wired smoke detectors	15,000
Assessments	30,000
Reserves	32,145=budget surplus

1984 Expenses	153,000
Projects	
Storm windows	
Security bars for basement windows	1,350

Water main	5,735
Roof replacement	
Brickwork	
Tankless hot water heater	
heating valves & thermostats	
water main	
Lobby renovations	
Assessments	30,000
Insurance settlement	16,500
Reserves	???

1985 Expenses	139,000
Projects	
Roof	22,000
Elevator brickwork	
Bathroom ventilating systems	2,150
Window masonry & waterproofing	10,500
Resealing asbestos	2,800
Manual fire pull stations	825
Lobby emergency lighting	402
Service elevator cables	
New screen doors	
Assessments	15,000
Reserves	94,500

1986 Expenses	128,000
Projects	
Manual fire pull stations	825??
Bathroom ventilating systems	2,150??
Replaced intercom system	1200
Sump pump	
Emergency lighting	
Assessments	15,000
Reserves	94,500

1987 Expenses	112,897
Projects	
New fire doors throughout building	4,500
Painted basement	
Pointing & crack repair	9,500
Conversion of elevator to AC??vs88	8,900
Assessments	15,000
Reserves	94,500

1988 Expenses	125,232
Projects	
Friegt elevator DC to AC conversion	5,500
Elevator repairs	5,500
Brass intercom	3,700
West stairwell emergency lighting	
Pointing work	
New lobby chairs	
Assessments	0
Reserves	133,000

1989 Expenses	119,167
Projects	
Elevator phone	920
Security bars	
Rear exterior work	
Plumbing repairs	
Assessments	0
Reserves	119,000
1990 Expenses	129,623
Projects	
Cable television	1,330
Heating equipment	8,000
Sump pumps	6,415
Building inspection survey	3,000
Heating system overhaul	7,000
Roof door alarm	
Locks & keys	
Asbestos encapsulation	3,384
Front west masonry repairs	5,000
Plumbing repairs	
Back Street repairs	3,600
Assessments	0
Reserves	116,000
1991 Expenses	132,716
Projects	
Antenna amplifier	
Heating equipment	8,000
Awning	1,320
Masonry repairs	10,115
Assessments	12,000
Reserves	112,000
1992 Expenses	136,430
Projects	
Masonry repairs	6,500
Elevator safety upgrade	8,000
Assessments	12,000
Reserves	115,000
1993 Expenses	153,280
Projects	
Roof drain repairs	26,000
Elevator safety upgrade	18,000
Assessments	5%
Reserves	
1994 Expenses	165,500
Projects	
Smoke detectors	
Plumbing leaks	5,200
Drainage connection	5,000

Boiler repairs	1,000
Al Rehling unscrewing	18,000
New keys	
Assessments	5% plus 35,000
Reserves	100,000

1995 Expenses	\$159,600
Projects	
Mandated elevator alterations	6,500
Automatic front door locking system	1,100
Basement stairs & floor, rear hallway paint	
Exterior maintenance	
Assessments	35,000
Reserves	115,100

1996 Expenses	\$160,700
Projects	
Elevator alterations	
Interior hallways, elevators painting	
Awning cleaning	
Assessments	
Reserves	122,400

1997 Expenses	\$160,800
Projects	
Electrical upgrade	35,000
Elevator upgrade	65,000
Lobby improvements	10,000
Exterior pointing	14,000
Plumbing repairs	14,000
Assessments	65,000
Reserves	83,500

1998 Expenses	\$162,300
Projects	
Plumbing repairs	5,800 + 11,000
Lobby decoration	
North fact masonry repairs	
Assessments	65,000
Reserves	90,000

1999 Expenses	176,900
Projects	
Leak damage repairs	
Roof replacement	
Building inspection	
Ramp	3,500
Assessments	102,800???
Reserves	149,700

2000 Expenses	183,100
Projects	
Ramp	35,000
Roof replacement	77,000

Subroof replacement	9,900
Boiler replacement	34,000
Exterior assessment	20,000
Lobby furniture	9,200
Leak damage repair	
Back Street repairs	
Oil tank removal	9,000
Oil tank replacement	3,600
Assessments	75,000
Reserves	

2001 Expenses

Projects	
Masonry repairs	
Assessments	
Reserves	

Check dates for following from capital expenditure summary somewhere in Condominium notes:

Storm windows	22,725
<u>Exterior repairs</u>	
Painting & waterproofing	36,865
Rebuilt masonry wall	1,100
<u>Miscellaneous</u>	
Smoke detectors	2,493
Master television antenna	5,572
Decorating Proposal	500
Lobby refurbishing	4,230

¹ Expenses equal the approximate amount spent during the year, including common area operating costs plus capital expenditures. When a separate estimate of expenses is unavailable, the total budgeted amount is used. Initially, the Condominium operated on 6-month budgets, March-August and September-February. At present, the annual fiscal year is October-September. Details are shown based on their inclusion in Condominium records. Assessments are "special" or "capital reserve" amounts that are in addition to the common area charges. Assessments are made to finance current capital projects, build up the capital reserve fund, or to cover a surprise deviation of expenses from the budget. Reserves represents cash on hand at the end of the period; a separate reserve for capital projects is shown if noted in the Condominium records. All figures are estimates based on varying levels of detail given in Condominium records.

² March 1973 through February 1974.

³ March 1974 through February 1975.