

BUDGET ESTIMATES FOR 2026 / PRÉVISIONS BUDGÉTAIRES POUR 2026 - 03/24/2026

ACCT		2024	2025	2026	2027
	EXPENDITURES	ACTUAL	ACTUAL	BUDGET	BUDGET
5400	SUPERINTENDENT SALARY	48,454	50,151	51,655	53,204
5403	EMPLOYER SALARY EXPENSE	6,724	8,280	7,200	7,500
5402	TEMPORARY JANITOR SERVICES	3,780	3,700	3,900	4,000
5405	HYDRO QUEBEC BLDG. & UNIT 12	30,124	39,186	45,000	46,125
5407	INSURANCE	47,419	47,208	53,000	53,000
5408	CELL PHONE, TV GYM, GAS	4,200	4,200	4,200	4,200
5409	SECURITY (ADT, CAMERAS, TEL)	6,802	7,000	7,000	7,175
5410	MORTGAGE INTEREST	2,230	1,905	1,367	795
5412	MUNICIPAL TAXES # 12	1,957	1,990	2,300	2,300
5413	SUPPLIES PURCHASED	7,138	11,545	10,500	12,000
5415	BUILDING REPAIRS	45,317	14,179	30,000	35,000
5416	ELECTRICAL & PLUMBING	2,524	3,782	3,500	4,100
5417	CHIMNEY CLEANING - MAINTENANCE	600	600	600	600
5418	ELEVATOR MAINTENANCE	13,698	15,150	17,000	17,000
5419	FIRE EQUIPMENT - MAINTENANCE	1,507	4,962	2,300	5,125
5420	FUEL & GENERATOR	2,758	8,446	3,000	8,800
5422	GROUND MAINT. - LANDSCAPING	8,421	7,989	8,500	8,500
5424	LANDSCAPING -FLOWERS	2,365	1,667	2,500	2,000
5426	POOL & EXERCISE- MAINT. & SUPPLIES	836	2,023	2,000	2,200
5427	SNOW REMOVAL CONTRACT	5,087	5,200	5,400	5,700
5429	WINDOW CLEANING	11,355	13,958	15,000	16,000
5432	ACCOUNTING FEES	4,599	2,635	2,800	3,000
5435	MANAGEMENT FEES	8,700	8,700	8,700	8,700
5436	LEGAL FEES & RGCQ	4,293	4,041	1,000	2,000
5437	MAILING EXPENSES	0	106	100	100
5438	OFFICE SUPPLIES	1,829	2,216	1,800	2,500
5439	SUNDRY	619	630	800	800
5450	BANK CHARGES & OTONOM SERV.	775	1,170	1,300	1,300
	Total Expenditures	274,111	272,620	292,422	313,724
5434	STUDY OF CONTINGENCY FUND				
	MTGE CAPITAL REPAYMENT	\$6,820	\$8,151	\$8,688	\$9,261
	Grand Total Expenses	\$280,931	\$280,771	\$301,110	\$322,985
	REVENUES	ACTUAL	ACTUAL	BUDGET	BUDGET
		2024	2025	2026	2027
4300	CONDOMINIUM FEES (EXCLUDING CONT. FUND)	268,354	297,103	330,312	330,312
4310	OTHER, INTEREST	10,000	17,116	17,000	20,000
	Total Revenues	278,354	314,219	347,312	350,312
	OPERATING SURPLUS(DEFICIT)	(2,577)	33,448	46,202	27,327
	* Cost for changing garage and staircases light fixtures \$18,000				
	EXPENSE PAID FROM CONTINGENCY FUND #	(90,000)	(70,000)	(18,000)	
	TRANSFER TO CONTINGENCY FUND	\$30,000	\$50,000	\$162,000	\$180,000
	TOTAL AMOUNT AVAILABLE IN FUND*	\$411,413	\$461,413	\$623,413	\$803,413
	* includes insurance fund				
	CO-PROPRIETY INSURANCE FUND AVAILABLE	\$12,028	\$25,000	\$25,000	\$25,000