

**1105 Mass. Ave.  
July 1, 2024 - June 30, 2025 budget**

ACCOUNT NAME	BUDGET 2023 - 2024	10 MOS. YTD	BUDGET 2024 - 2025
<b>INCOME</b>			
GP MAINTENANCE	492845	411310	507624
GP PARKING	235200	197999	246960
GP LATE FEES		859	
GP STORAGE	0	0	0
MISC. CHARGES		9480	
MOVE IN/MOVE OUT		3250	
VACANT PARKING			
OTHER RENTAL	720	0	720
RENTAL INCOME	24000	13655	31200
LAUNDRY INCOME	10000	7410	10000
STARRY INCOME		11812	
INTEREST INCOME		6600	
SPECIAL ASSESSMENT		0	
LEGAL CHARGES		0	
TRANSFER FROM RESERVE	90000		90000
DOOR FOBS		99	
<b>TOTAL INCOME</b>	<b>852765</b>	<b>662474</b>	<b>886504</b>
<b>EXPENSES</b>			
<b>REPAIRS AND MAINTENANCE</b>			
APPLIANCES	4000	2241	4000
ELECTRICAL REPAIRS	4000	0	4000
ELEVATOR MAINT.	17000	20034	19000
EXTERMINATING	2000	1712	2000
GARAGE EXPENSE	2500	4072	2500
HEATING REPAIRS	500	0	500
PLUMBING	10000	19406	10000
ROOF REPAIRS	3500	1656	3500
SNOW REMOVAL	18000	8980	18000
MISC. MAINT. SUPPLIES	5000	8681	6000
MISC. REPAIRS	20000	28484	20000
PERMITS AND LICENSES	800	863	800
SMOKE DETECTORS	10000	16154	10000
PARKING LOT REPAIRS	6000	0	6000
PAINTING	3000	0	3000
CLEANING	42000	38103	43500
<b>TOTAL REPAIRS/MAINT.</b>	<b>148300</b>	<b>150386</b>	<b>152800</b>

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<b>UTILITIES</b>			
ELECTRICITY	42500	37577	43500
GAS	19500	11874	19500
WATER & SEWER	80000	79793	90000
<b>TOTAL UTILITIES</b>	<b>142000</b>	<b>129244</b>	<b>153000</b>
<b>OPERATING EXPENSES</b>			
SUPERINTENDENTS EXP.	500	0	500
INSURANCE	96000	87298	98500
EMPLOYEE INS.	6000	0	0
EMPLOYEE UNIFORMS	500	0	500
CONTRACT MAINTENANCE	62000	59099	68500
FICA	0	0	0
STATE UNEMPLOYMENT	0	0	0
FEDERAL UNEMPLOYMENT	0	0	0
FEDERAL INCOME TAX	4000	14685	9000
STATE INCOME TAX	1000	3726	1000
LAUNDRY TOKENS	900	0	900
RENT- GARAGE	30000	25000	30000
<b>TOTAL OPERATING</b>	<b>200900</b>	<b>189808</b>	<b>208900</b>

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ACCOUNT NAME	BUDGET 2023 - 2024	10 MOS. YTD	BUDGET 2024 - 2025
<b>ADMINISTRATIVE EXPENSES</b>			
ACCOUNTING	2650	0	2650
LEGAL	5000	3585	5000
LEGAL - OTHER	0	652	0
MANAGEMENT FEES	36500	30417	37500
TELEPHONE	6800	6340	8000
OFFICE EXPENSE	8000	9097	8000
OTHER ADMINISTRATIVE	700	0	700
PROFESSIONAL FEES	0	0	0
TOTAL ADMINISTRATIVE	59650	50091	61850
<b>OTHER FUND ACTIVITY</b>			
TRANSFER TO RESERVE	125097	0	123770
TOTAL OTHER	125097	0	123770
<b>CAPITAL EXPENDITURES</b>			
MEZZANINE TILE	50000		50000
WATERPROOFING	30434	39800	39800
GARAGE DOORS		0	
PLUMBING	90000	50955	90000
RENOVATIONS		35115	
SEPTIC		26492	
HOT WATER		16739	
SECURTY CAMERA		9206	
BIKE ROOM			
CARPET	6384	0	6384
ROOF		0	
GENERATOR		0	
TRANSFER SWITCH		0	
TOTAL CAPITAL	176818	178307	186184
TOTAL EXPENSES	852765	697836	886504
OPERATING PROFIT/LOSS	0	-35362	0
Balance in reserve account :	1,008,077		