

**1105 MASS AVE
7/1/25 - 6/30/26 BUDGET**

ACCOUNT NAME	BUDGET	11 MOS. YTD BUDGET	
	2024 - 2025	2025 - 2026	
INCOME			
GP MAINTENANCE	507624	465707	527928
GP PARKING	246960	219030	258720
GP LATE FEES		831	
GP STORAGE	0	0	0
MISC. CHARGES		3475	
MOVE IN/MOVE OUT		2625	
VACANT PARKING			
OTHER RENTAL	720	0	720
RENTAL INCOME	31200	28600	31200
LAUNDRY INCOME	10000	4266	4000
STARRY INCOME		13226	
INTEREST INCOME		3996	
SPECIAL ASSESSMENT		0	
LEGAL CHARGES		0	
TRANSFER FROM RESERVE	90000		90000
DOOR FOBS		300	
TOTAL INCOME	886504	742056	912568
EXPENSES			
REPAIRS AND MAINTENANCE			
APPLIANCES	4000	2381	0
ELECTRICAL REPAIRS	4000	0	4000
ELEVATOR MAINT.	19000	19366	20000
EXTERMINATING	2000	1632	2000
GARAGE EXPENSE	2500	3240	3500
HEATING REPAIRS	500	0	500
PLUMBING	10000	9642	10000
ROOF REPAIRS	3500	0	3500
SNOW REMOVAL	18000	22219	18000
MISC. MAINT. SUPPLIES	6000	12365	6000
MISC. REPAIRS	20000	25089	20000
PERMITS AND LICENSES	800	811	800
SMOKE DETECTORS	10000	16409	10000
PARKING LOT REPAIRS	6000	0	6000
PAINTING	3000	0	3000
CLEANING	43500	41043	44800
TOTAL REPAIRS/MAINT.	152800	154197	152100

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ACCOUNT NAME	BUDGET 2024-2025	11 MOS. YTD BUDGET 2025-2026	
UTILITIES			
ELECTRICITY	43500	45861	48000
GAS	19500	17112	19500
WATER & SEWER	90000	88214	90000
TOTAL UTILITIES	153000	151187	157500
OPERATING EXPENSES			
SUPERINTENDENTS EXP.	500	0	500
INSURANCE	98500	100987	102000
EMPLOYEE INS.	0	0	0
EMPLOYEE UNIFORMS	500	0	500
CONTRACT MAINTENANCE	68500	65657	70500
FICA	0	0	0
STATE UNEMPLOYMENT	0	0	0
FEDERAL UNEMPLOYMENT	0	0	0
FEDERAL INCOME TAX*	9000	17417	9000
STATE INCOME TAX	1000	9063	1000
LAUNDRY TOKENS	900	0	0
RENT- GARAGE	30000	27500	30000
TOTAL OPERATING	208900	220624	213500

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ACCOUNT NAME	BUDGET 2024 - 2025	11 MOS. YTD BUDGET 2025 - 2026	
ADMINISTRATIVE EXPENSES			
ACCOUNTING	2650	0	2650
LEGAL	5000	1314	5000
LEGAL - OTHER	0	3602	0
MANAGEMENT FEES	37500	34827	38967
TELEPHONE	8000	7664	9950
OFFICE EXPENSE	8000	8553	10000
OTHER ADMINISTRATIVE	700	100	700
PROFESSIONAL FEES	0	7625	0
TOTAL ADMINISTRATIVE	61850	63685	67267
OTHER FUND ACTIVITY			
TRANSFER TO RESERVE	123770	0	136017
TOTAL OTHER	123770	0	136017
CAPITAL EXPENDITURES			
MEZZANINE TILE	50000	8970	50000
WATERPROOFING	39800	39800	39800
GARAGE DOORS		8050	
PLUMBING	90000	36495	90000
RENOVATIONS		6867	
INTERCOM		9298	
HOT WATER			
SECURTY CAMERA			
DOOR ACCESS		6455	
CARPET	6384	0	6384
ROOF		95000	
ELECTRICAL		73287	
ELEVATOR		9200	
DOORS		8985	
TOTAL CAPITAL	186184	302407	186184
TOTAL EXPENSES	886504	892100	912568
OPERATING PROFIT/LOSS	0	-150044	0

Balance in reserve account : \$972,092