1105 Mass. Ave. Condominium
July 1, 2026 - June 30, 2027 Budget

ACCOUNT NAME	BUDGET 2025 - 2026	8 MOS. YTD	BUDGET 2026 - 2027
INCOME			
GP MAINTENANCE	527928	352216	553324
GP PARKING	258720	164373	270480
GP LATE FEES		835	
GP STORAGE	0	0	0
MISC. CHARGES		2810	
MOVE IN/MOVE OUT		125	
VACANT PARKING			
OTHER RENTAL	720	0	720
RENTAL INCOME	31200	20334	33600
LAUNDRY INCOME	4000	2698	4000
STARRY INCOME	14688	9793	14688
INTEREST INCOME		3268	
SPECIAL ASSESSMENT		400329	
LEGAL CHARGES			
TRANSFER FROM RESE	90000		90000
DOOR FOBS		275	
TOTAL INCOME	**927256**	**957056**	**966812**
EXPENSES			
REPAIRS AND MAINTENANCE			
APPLIANCES	0	0	0
ELECTRICAL REPAIRS	4000	0	4000
ELEVATOR MAINT.	20000	16252	21000
EXTERMINATING	2000	1207	2000
GARAGE EXPENSE	3500	793	3500
HEATING REPAIRS	500	0	500
PLUMBING	10000	5571	10000
ROOF REPAIRS	3500	0	3500
SNOW REMOVAL	18000	34451	18000
MISC. MAINT. SUPPLIE	6000	8216	6000
MISC. REPAIRS	20000	18016	20000
PERMITS AND LICENSE	800		800
SMOKE DETECTORS	10000	21696	12000
PARKING LOT REPAIRS	6000	0	6000
PAINTING	3000	0	0
CLEANING	44800	30251	46000
INSURANC E LOSS EXP		5000	
TOTAL REPAIRS/MAIN	**152100**	**141453**	**153300**

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ACCOUNT NAME	BUDGET 2025-2026	8 MOS. YTD	BUDGET 2026-2027
UTILITIES			
ELECTRICITY	48000	38936	66000
GAS	19500	12651	21000
WATER & SEWER	90000	54691	85000
TOTAL UTILITIES	**157500**	**106278**	**172000**
OPERATING EXPENSES			
SUPERINTENDENTS EX	500	0	500
INSURANCE	102000	79891	120000
EMPLOYEE INS.	0	0	0
EMPLOYEE UNIFORMS	500	0	500
CONTRACT MAINTENA	70500	46208	70500
FICA	0	0	0
STATE UNEMPLOYMEN	0	0	0
FEDERAL UNEMPLOYM	0	0	0
FEDERAL INCOME TAX	9000	7500	9000
STATE INCOME TAX	1000	2500	1000
LAUNDRY TOKENS	0	0	0
RENT- GARAGE	30000	20000	30000
TOTAL OPERATING	**213500**	**156099**	**231500**

1105 Mass. Ave. Condominium
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ACCOUNT NAME	BUDGET 2025 - 2026	8 MOS. YTD	BUDGET 2026 - 2027
ADMINISTRATIVE EXPENSES			
ACCOUNTING	2650	0	2650
LEGAL	5000	1558	5000
LEGAL - OTHER	0	4052	0
MANAGEMENT FEES	38967	25935	39681
TELEPHONE	9950	7097	13000
OFFICE EXPENSE	10000	9863	11000
OTHER ADMINISTRATI\	700		700
PROFESSIONAL FEES	0		0
TOTAL ADMINISTRATI	**67267**	**48505**	**72031**
OTHER FUND ACTIVITY			
TRANSFER TO RESERV	**150705**	**0**	**151797**
TOTAL OTHER	**150705**	**0**	**151797**
CAPITAL EXPENDITURES			
MEZZANINE TILE	50000		50000
WATERPROOFING	39800		39800
GARAGE DOORS			
PLUMBING	90000	99155	90000
RENOVATIONS			
INTERCOM		350	
HOT WATER			
SECURTY CAMERA			
DOOR ACCESS			
CARPET	6384	0	6384
ROOF			
ELECTRICAL			
ELEVATOR		1384	
DOORS			
COMPACTOR		24377	
TOTAL CAPITAL	**186184**	**125266**	**186184**
TOTAL EXPENSES	**927256**	**577601**	**966812**
OPERATING PROFIT/L	**0**	**-150044**	**0**

Balance in reserve account : $1,478,814