

1105 MASS. AVE.
JULY 1, 2023 - JUNE 30, 2024

ACCOUNT NAME	BUDGET 2022 - 2023	10 MOS. YTD	BUDGET 2023 - 2024	
INCOME				
GP MAINTENANCE	492845	411310	492845	0
GP PARKING	235200	197800	235200	0
GP LATE FEES		547		
GP STORAGE	1200	300	0	-100
MISC. CHARGES		4058		
MOVE IN/MOVE OUT		3875		
VACANT PARKING				
OTHER RENTAL	720	0	720	0
RENTAL INCOME		24000	24000	
LAUNDRY INCOME	10000	6560	10000	0
STARRY INCOME		11604		
INTEREST INCOME		1422		
SPECIAL ASSESSMENT		233279		
LEGAL CHARGES		3526		
TRANSFER FROM RESE	90000		90000	0
DOOR FOBS		105		
TOTAL INCOME	829965	898386	852765	3
EXPENSES				
REPAIRS AND MAINTENANCE				
APPLIANCES	4000	3790	4000	0
ELECTRICAL REPAIRS	4000	1716	4000	0
ELEVATOR MAINT.	16500	17990	17000	3
EXTERMINATING	2000	816	2000	0
GARAGE EXPENSE	2500	0	2500	0
HEATING REPAIRS	500	0	500	0
PLUMBING	15000	9022	10000	-33
ROOF REPAIRS	3500	4186	3500	0
SNOW REMOVAL	18000	9754	18000	0
MISC. MAINT. SUPPLIE	5000	7942	5000	0
MISC. REPAIRS	20000	36537	20000	0
PERMITS AND LICENSE	800	798	800	0
SMOKE DETECTORS	8000	13654	10000	25
PARKING LOT REPAIRS	6000	0	6000	0
PAINTING	3000	0	3000	0
CLEANING	41000	36463	42000	2
TOTAL REPAIRS/MAINT	149800	142668	148300	-1

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UTILITIES				
ELECTRICITY	40000	37205	42500	6
GAS	15000	17789	19500	30
WATER & SEWER	70000	65149	80000	14
TOTAL UTILITIES	125000	120143	142000	14
OPERATING EXPENSES				
SUPERINTENDENTS EX	500	0	500	0
INSURANCE	93180	82018	96000	3
EMPLOYEE INS.	6000	0	6000	0
EMPLOYEE UNIFORMS	500	0	500	0
PAYROLL	59000	55553	62000	5
FICA	0	0	0	
STATE UNEMPLOYMEN'	0	0	0	
FEDERAL UNEMPLOYMI	0	0	0	
FEDERAL INCOME TAX	1000	5727	4000	300
STATE INCOME TAX	1000	1530	1000	0
LAUNDRY TOKENS	900	0	900	0
RENT- GARAGE	30000	25000	30000	0
TOTAL OPERATING	192080	169828	200900	5

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ACCOUNT NAME	BUDGET 2022 - 2023	10 MOS. YTD	BUDGET 2022 - 2023	
ADMINISTRATIVE EXPENSES				
ACCOUNTING	2650	2500	2650	0
LEGAL	5000	3500	5000	0
LEGAL - OTHER	0	5422	0	
MANAGEMENT FEES	36500	30417	36500	0
TELEPHONE	6800	5074	6800	0
OFFICE EXPENSE	8000	5812	8000	0
OTHER ADMINISTRATI	700	0	700	0
PROFESSIONAL FEES	0	0	0	
TOTAL ADMINISTRATI	59650	52725	59650	0
OTHER FUND ACTIVITY				
TRANSFER TO RESERVI	126617	0	125097	-1
TOTAL OTHER	126617	0	125097	-1
CAPITAL EXPENDITURES				
MEZZANINE TILE	50000		50000	
WATERPROOFING	30434	25900	30434	0
GARAGE DOORS		3100		
PLUMBING	90000	92727	90000	0
ELEVATOR		6210		
INTERCOM		0		
PARKING LOT SURFACE		8855		
GUARD RAIL				
BIKE ROOM				
CARPET	6384	0	6384	
ROOF		0		
GENERATOR		0		
TRANSFER SWITCH		0		
TOTAL CAPITAL	176818	136792	176818	0
TOTAL EXPENSES	829965	622156	852765	2.7
OPERATING PROFIT/LC	0	276230	0	

Balance in reserve account : \$1,037,796