

Budget Worksheet

Revision =

Property = 7009,Book = Cash,Start Month = 07/2025,Duration = 12 months

Account Number	Account Name	D N	G/L Budget 07/2024-06/2025	Row Total	July	August	September	October	November	December	January	February	March	April	May	June
4000	INCOME															
4610	Estimated CAM Charges		572,739	601,380	50,115	50,115	50,115	50,115	50,115	50,115	50,115	50,115	50,115	50,115	50,115	50,115
4627	CAM Retail		23,285	24,444	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037	2,037
4630	Move In Charges		3,000	3,000	250	250	250	250	250	250	250	250	250	250	250	250
4750	Laundry Income		8,000	9,000	750	750	750	750	750	750	750	750	750	750	750	750
4760	Lock and Key/FOB Incom		0	1,200	100	100	100	100	100	100	100	100	100	100	100	100
4800	Late Fee		2,000	2,004	167	167	167	167	167	167	167	167	167	167	167	167
4850	Storage Bin Income		3,400	3,400	0	0	0	0	0	0	0	0	0	0	0	3,400
4990	TOTAL INCOME		612,424	644,428	53,419	53,419	53,419	53,419	53,419	53,419	53,419	53,419	53,419	53,419	53,419	56,819
5000	EXPENSES															
6000	PROPERTY EXPENSES															
6210	Repair		0	14,400	1,800	1,000	1,000	1,000	1,800	1,000	1,000	1,000	1,800	1,000	1,000	1,000
6211	Door - Repairs & Mainten		600	600	50	50	50	50	50	50	50	50	50	50	50	50
6212	Pool - Repairs & Supplies		7,920	2,500	0	1,250	0	0	0	0	0	0	0	1,250	0	0
6213	Miscellaneous Repairs		14,000	0	0	0	0	0	0	0	0	0	0	0	0	0
6220	Janitorial Services		43,200	46,000	3,600	3,600	5,000	3,600	3,600	3,600	5,000	3,600	3,600	3,600	3,600	3,600
6221	Janitorial Supplies		2,400	1,200	200	0	200	0	200	0	200	0	200	0	200	0
6241	HVAC Repairs & Maintena		4,000	7,000	2,000	0	0	1,500	0	0	2,000	0	0	1,500	0	0
6242	HVAC Supplies		600	0	0	0	0	0	0	0	0	0	0	0	0	0
6243	HVAC Contracted		2,620	0	0	0	0	0	0	0	0	0	0	0	0	0
6265	Snow Removal		0	1,400	0	0	0	0	0	700	0	700	0	0	0	0
6272	Boiler Maintenance		3,250	2,000	0	0	1,000	0	0	0	0	0	0	1,000	0	0
6290	Plumbing		36,000	18,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
6291	Plumbing Supplies		500	360	30	30	30	30	30	30	30	30	30	30	30	30
6300	Landscaping		15,200	13,600	800	1,200	800	1,800	1,350	800	800	800	1,450	2,200	800	800
6301	Interior Landscape		2,364	1,200	100	100	100	100	100	100	100	100	100	100	100	100
6320	Insurance		147,073	145,670	1,235	1,235	56,025	1,235	1,235	1,235	1,235	1,235	0	0	75,000	6,000
6350	Property Tax		1,600	2,400	0	0	2,400	0	0	0	0	0	0	0	0	0
6370	Security Equipment		2,700	1,000	250	0	250	0	0	250	0	0	250	0	0	0
6380	Security Services		4,500	6,380	465	465	465	465	465	465	465	465	465	1,265	465	465
6391	Administrative Equipment		3,000	3,000	250	250	250	250	250	250	250	250	250	250	250	250
6400	Electrical - Repairs & Mai		1,200	3,000	250	250	250	250	250	250	250	250	250	250	250	250
6401	Electrical Supplies		600	300	25	25	25	25	25	25	25	25	25	25	25	25
6410	Electricity		27,800	29,950	2,300	2,400	2,000	2,300	2,100	2,100	3,000	3,650	2,800	2,700	2,400	2,200
6420	Gas		17,500	11,175	625	625	625	750	850	1,050	1,050	1,150	1,050	1,400	1,200	800
6430	Water and Sewer		52,400	66,800	7,000	4,900	4,500	5,300	5,100	4,000	7,000	9,000	5,000	5,000	5,000	5,000
6431	Water - Irrigation		1,900	1,050	125	125	125	125	125	50	50	50	50	50	50	125
6440	Utilities-Cable		2,110	2,400	200	200	200	200	200	200	200	200	200	200	200	200
6450	Trash Disposal		7,800	9,600	800	800	800	800	800	800	800	800	800	800	800	800
6451	Trash Recycling		1,100	300	25	25	25	25	25	25	25	25	25	25	25	25
6460	Telephone		15,000	10,800	900	900	900	900	900	900	900	900	900	900	900	900
6471	Fire Prevention and Maint		4,350	2,000	0	0	0	1,000	0	0	0	1,000	0	0	0	0
6490	Elevator Repairs		3,000	0	0	0	0	0	0	0	0	0	0	0	0	0
6491	Elevator & Escalator - Rej		15,893	19,200	1,000	4,000	1,200	0	4,000	0	0	4,000	0	1,000	4,000	0
6495	Keys/Locks		500	3,200	800	0	0	800	0	0	800	0	0	800	0	0
6500	Pest Control		4,735	5,200	350	350	350	350	1,350	350	350	350	350	350	350	350
6505	Pool		0	7,190	595	595	595	595	595	595	595	595	595	595	595	595
6530	Internet Service		1,920	1,080	90	90	90	90	90	90	90	90	90	90	90	90
6800	Administrative Expenses		32,760	33,260	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	3,230	2,730	2,730
6820	Management Fees		19,800	31,800	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650
6821	Management Services - C		86,400	86,400	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200
6850	Accounting Fees		1,200	1,900	0	0	0	0	0	0	0	0	0	1,900	0	0
6860	Legal Fees		2,500	6,300	525	525	525	525	525	525	525	525	525	525	525	525
6870	Licenses & Permits		0	396	33	33	33	33	33	33	33	33	33	33	33	33
6880	Miscellaneous Expense		497	400	0	0	0	0	0	0	0	0	0	400	0	0
6881	Postage/Copies		300	300	25	25	25	25	25	25	25	25	25	25	25	25
6890	Supplies		2,700	3,300	275	275	275	275	275	275	275	275	275	275	275	275

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Account Number	Account Name	D N	G/L Budget 07/2024-06/2025	Row Total	July	August	September	October	November	December	January	February	March	April	May	June
7990	TOTAL PROPERTY EXPENSE		595,492	604,011	40,803	39,403	91,543	41,128	40,428	33,603	41,453	45,253	35,018	44,468	112,318	38,593
8990	TOTAL EXPENSES		595,492	604,011	40,803	39,403	91,543	41,128	40,428	33,603	41,453	45,253	35,018	44,468	112,318	38,593
9090	NET INCOME		16,932	40,417	12,616	14,016	-38,124	12,291	12,991	19,816	11,966	8,166	18,401	8,951	-58,899	18,226
	ADJUSTMENTS															
1291	Reserve - Other		-59,496	-62,472	-5,206	-5,206	-5,206	-5,206	-5,206	-5,206	-5,206	-5,206	-5,206	-5,206	-5,206	-5,206
1640	CAPEX Bldg Improvements		-55,200	51,700	0	9,000	25,000	0	4,000	0	0	0	0	9,500	4,200	0
	TOTAL ADJUSTMENTS		-114,696	-10,772	-5,206	3,794	19,794	-5,206	-1,206	-5,206	-5,206	-5,206	-5,206	4,294	-1,006	-5,206
	CASH FLOW		-97,764	29,645	7,410	17,810	-18,330	7,085	11,785	14,610	6,760	2,960	13,195	13,245	-59,905	13,020