

3600 CONDOMINIUM ASSOCIATION <u>Account Name</u>	Account Number	Approved 2023 Budget	% of Total Income/ Expense	Variance 2022 & 2023 \$	% Difference 2022 & 2023
<b>INCOME</b>					
Assessments	4110	4,673,160	87.38%	178,982	3.98%
<b>OTHER INCOME</b>					
Internet Assessment	4125-2	273,782	5.12%	13,440	5.16%
RCN Revenue Sharing	4129	1,000	0.02%	0	0.00%
Commercial Rent	4126-4	23,600	0.44%	2,000	9.26%
Easement Income	4115	2,000	0.04%	0	0.00%
Apartment Rent	4128	70,500	1.32%	29,106	70.31%
Party Room/Patio Rental Income	4190	800	0.01%	275	52.38%
Laundry Income	4175	60,000	1.12%	15,000	33.33%
Late Fees	4145	12,000	0.22%	0	0.00%
Health Club	4146-1	22,000	0.41%	5,000	29.41%
Bicycle Room Fee	4159	7,000	0.13%	1,000	16.67%
Storage Locker	4157	3,500	0.07%	300	9.38%
Transfer Fees	4155-3	70,000	1.31%	13,600	24.11%
Legal Income	4113	8,500	0.16%	1,500	21.43%
Other Misc. Income	4353	20,000	0.37%	(1,600)	-7.41%
<b>GARAGE INCOME</b>					
Parking Income	4131-3	100,000	1.87%	75,000	300.00%
<b>Total Other Income</b>		<b>674,682</b>	<b>12.62%</b>	<b>154,621</b>	<b>29.73%</b>
				0	
<b>TOTAL INCOME</b>		<b>5,347,842</b>	<b>100.00%</b>	<b>333,603</b>	<b>6.65%</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
Office Supplies	5140-2.1	6,000	0.11%	0	0.00%
Computer Equipment	5139-2	3,000	0.06%	1,500	100.00%
Copier Expense	5121-3	7,200	0.13%	0	0.00%
Postage/Messenger	5156	6,000	0.11%	0	0.00%
Telephone Expense	5142	3,500	0.07%	(1,000)	-22.22%
Management Fee	5114	104,385	1.95%	4,014	4.00%
Consulting Fees	5119-1	2,000	0.04%	0	0.00%
Auditing Fees	5115-2	12,000	0.22%	0	0.00%
Legal Expenses-Unit Owners	5127-1	8,500	0.16%	1,500	21.43%
Legal Expense - Retainer	5128-1	30,000	0.56%	6,000	25.00%
Legal Expense - Zoning	5128-2	0	0.00%	(11,000)	-100.00%
Legal Expense - Other	5110	0	0.00%	(15,000)	-100.00%
Dues & Subscriptions	5040	9,000	0.17%	0	0.00%
Fees & Licenses	5152-2	4,500	0.08%	0	0.00%
Misc. Admin Expense	5190	13,500	0.25%	9,000	200.00%
Accounting Fees	6391	0	0.00%	0	
<b>Total Administrative Expense</b>		<b>209,585</b>	<b>3.92%</b>	<b>(4,986)</b>	<b>-2.32%</b>
<b>Utilities</b>					
Electricity	5310	236,020	4.41%	8,165	3.58%
Water & Sewer	5340	195,700	3.66%	5,700	3.00%
Common Area Gas	5350	645,991	12.08%	112,974	21.20%
			0.00%	0	
<b>Total Utilities Expense</b>		<b>1,077,711</b>	<b>20.15%</b>	<b>126,839</b>	<b>13.34%</b>
				0	
<b>Payroll</b>					
Office Payroll	5205-1.1	209,100	3.91%	29,725	16.57%
Payroll Taxes & Costs	5270	98,825	1.85%	18,825	
Employee Benefits	5207	13,000	0.24%	1,000	
Doorman Union Benefits	5208	57,940	1.08%	6,727	
Doormen Payroll	5220	200,331	3.75%	8,736	
Maintenance Payroll	5215	726,691	13.59%	20,000	
Maintenance Union Benefits	5216-2	216,590	4.05%	12,438	
Housing Allowance - Engineer	5272	18,000	0.34%		
			0.00%	0	
<b>Total Payroll Expense</b>		<b>1,540,477</b>	<b>28.81%</b>	<b>115,451</b>	<b>8.10%</b>
<b>Building Services Expenses</b>					
Scavenger	5410	34,000	0.64%	0	0.00%
Cable & Internet	5740	508,259	9.50%	18,365	3.75%
Exterminating	5420-1	6,525	0.12%	525	8.75%

Receiving Room Expense	5230	50,000	0.93%	(2,000)	-3.85%
Uniforms - Doormen	5221	4,000	0.07%	0	0.00%
Elevator Maint Contract	5446-1	62,000	1.16%	0	0.00%
Security	5432-1	1,500	0.03%	0	0.00%
Compactor, Chutes, Sprinkler	5442	5,000	0.09%	0	0.00%
Snow & Ice Removal	5411-1	1,500	0.03%	(1,000)	-40.00%
Fire Protection Equipment	5411-5	20,000	0.37%	1,600	8.70%
Misc Bldg Expense	5580	20,000	0.37%	11,000	122.22%
				0	
<b>Total Building Expense</b>		<b>712,784</b>	<b>13.33%</b>	<b>28,490</b>	<b>4.16%</b>
				0	
				0	
<b>Repairs &amp; Maintenance Expenses</b>				0	
Metal & Stone Maintenance	5510-15	16,000	0.30%	0	0.00%
Garage Repairs and Maintenance	5428	1,500	0.03%	0	0.00%
General Maint Supplies	5460	45,000	0.84%	10,000	28.57%
Lobby Plant Service	5512	5,247	0.10%	747	16.60%
Locks & Keys	5425-2	500	0.01%	0	0.00%
Lighting Contract	5425	17,000	0.32%	(33,000)	-66.00%
Maintenance Uniforms	5516-6	6,600	0.12%	0	0.00%
Maintenance Equipment	5517-2	20,000	0.37%	17,000	566.67%
Communications	6047	3,000	0.06%	1,000	50.00%
Window Washing	5411-2	50,000	0.93%	3,020	6.43%
HVAC Contract & Repairs	5522	120,000	2.24%	22,000	22.45%
Plumbing Repairs	5422	94,000	1.76%	0	0.00%
Electric Repairs & Maint	5520-4	20,000	0.37%	13,500	207.69%
Roof Repairs	5520-3.1	5,000	0.09%	4,000	400.00%
Windows & Glass	5437	30,000	0.56%	22,000	275.00%
Exterior Repairs & Maint	5473	4,000	0.07%	0	0.00%
Interior Repairs	5545-1	25,000	0.47%	10,000	66.67%
Landscaping	5410	45,000	0.84%	0	0.00%
Fitness Rooms	5810-1	5,500	0.10%	2,000	57.14%
Resident Reimbursed Repairs	5529	-70,000	-1.31%	(15,000)	27.27%
				0	
<b>Total Maintenance Expense</b>		<b>443,347</b>	<b>8.29%</b>	<b>57,267</b>	<b>14.83%</b>
				0	
<b>Other Expenses</b>				0	
Workers Comp Insurance	5126	17,180	0.32%	0	0.00%
City Use Tax	5611	0	0.00%	0	
Insurance Expense	5130-1	93,905	1.76%	(14,023)	-12.99%
Contribution to Reserve	6115-1	1,252,853	23.43%	24,565	2.00%
Total Other Expenses		1,363,938	25.50%	10,542	0.78%
				0	
<b>TOTAL EXPENSES</b>		<b>5,347,842</b>	<b>100.00%</b>	<b>333,603</b>	<b>6.65%</b>
<b>NET OPERATING INCOME</b>		<b>0</b>			

**Budget Variance**

**0**

**Reserve Income**

Reserve Interest Income                    5055                    10,000                    0.19%                    10,000

Contribution to Reserve                    7040                    1,252,853                    23.43%                    1,252,853

Net Income Carryover

**Total Reserve Funding**

**1,262,853**