

		2023 Totals	2024 Operating Budget	Notes
4000-0000	INCOME			
4100-0000	RENT			
4530-0000	Condo Common Charge	113,549.57	124,598 accrual total with no annual increase w/o commerical rent	
4620-0000	Special Assessment	122,710.82	0	
4700-0000	Commercial/Retail rent	8,816.29	9,228.24 commerical rent only	
4810-0000	Plus:Prepaid Rent/Maintenance/Common	2,147.15		
4990-0000	NET RENT INCOME	247,223.83	133,826	
5600-0000	OTHER INCOME			
5720-0000	Interest on Bank Accounts	0.39	0.39	
5890-0000	TOTAL OTHER INCOME	0.39	0.39	
5990-0000	TOTAL INCOME	247,224.22	133,826.39	
6000-0000	EXPENSES			
6100-0000	DIRECT EXPENSES			
6202-0000	Accounting	6,850.00	6850 contract price	
6204-0000	Professional Consultant Fees	37,852.89	0 capital budget/local law related	
6213-0000	General Building Repairs-Expense	19,266.84	4,000 estimate	
6215-0000	Building Supplies	463.54	1,000 estimate	
6235-0000	Plumbing Repair	7,612.40	2,500 cushion TBD	
6249-0000	Elevator Contract	2,972.32	4,500	
6250-0000	Elevator Inspection & Repair	12,709.34	2,000	
6256-0000	Fire Alarm Inspection	5,241.42	5,500 contract price	
6257-0000	Sprinkler Sys. & Inspections	1,660.00	1,660 contract price	
6258-0000	Fire Monitoring Contract	4,125.09	0 n/a reclassify 2023 as remediation	
6291-0115	Sidewalk Shed Rental	2,929.83	0 capital budget/local law related	
6300-0000	Management	11,800.00	15,000 proposed increase of \$150/month. Monthly fee is still far below market rate.	
6320-0000	Insurance	21,003.93	21,117 contract price	
6320-0010	Worker's Compensation	777.00	777	
6350-0000	Property Tax	279.33	279	
6364-0000	Filing Fees	2,665.67	0 capital budget/local law related	
6365-0000	Fines	75.00	0	
6367-0000	Boiler Inspection Service	417.18	500	
6410-0000	Electricity	9,132.29	10,000	
6417-0000	Cable, Internet, & Telephone	6,389.75	6,500 combined cable, internet, & phone line items	
6420-0000	Gas	18,503.06	18,500	
6990-0000	TOTAL DIRECT EXPENSES	172,726.87	100,683	
7000-0000	GENERAL & ADMINISTRATIVE			
7610-0000	Legal - General	12,688.00	0 capital budget/local law related	
7612-0000	Consulting	400.00	400	
7615-0000	Payroll Processing Fees	2,036.84	2,036.84	
7630-0000	Bank Charges Expense	351.99	351.99	
7700-0000	Miscellaneous Expense	150.00	150	
7800-0000	PAYROLL EXPENSE			
7827-0000	Salary-Doorman	9,553.05	9,553.05	
7845-0000	Gross Salary	13,199.94	13,199.94	
7851-0000	FICA Expense	1,009.85	1,009.84	
7852-0000	FUTA Expense	42.00	42.00	
7853-0000	SUTA Expense	301.41	301.41	
7890-0000	TOTAL PAYROLL	26,143.09	26,143.09	
7990-0000	TOTAL G & A EXPENSE	39,733.08	29,082	
8990-0000	TOTAL EXPENSES	212,459.95	129,765	
9090-0000	NET INCOME	34,764.27	4,061	this total assumes no common charge increase for 2024, and does not include any capital expenses E.G. Local Law