

4295-4297 Washington Street Condominium Trust**Financial Records****Fiscal Year Ending 12/31/2026****FY2026 BUDGET**

Expense Item		Assumptions
Master Insurance	\$5,500.00	assumes 3% increase
Water/Sewer	\$2,400.00	assumes 3% increase
Commonspace Electric	\$430.00	assumes 3% increase
Snow Removal	\$450.00	assumes 3 snow removals @150 eac
Landscaping/Garden	\$50.00	for mulch
Building Maintenance	\$1,000.00	gutter cleaning + pest contract
Miscellaneous	\$100.00	
Reserve	\$1,000.00	planned year-end reserve
Annualized Budget:	\$10,930.00	
Special Assessment 1	\$0.00	deck repairs
Special Assessment 2	\$0.00	front stoop
Special Assessment 3	\$0.00	N/A
Special Assessment 4	\$0.00	N/A
Total FY Budget:	\$10,930.00	

BREAKDOWN BY UNIT

Unit #	% Interest	Monthly Fee	Annual Fee	Assessment 1
Unit 1	10.4%	\$88.23	\$1,058.72	\$0.00
Unit 2	30.3%	\$228.22	\$2,738.60	\$0.00
Unit 3	29.0%	\$214.84	\$2,578.07	\$0.00
Unit 4	30.3%	\$228.22	\$2,738.60	\$0.00
Total:	100.0%	\$759.51	\$9,113.99	\$0.00

PAYMENTS TO DATE BY UNIT

Month	Unit 1	Unit 2	Unit 3	Unit 4	Total
Beginning Bal	\$78.00	\$573.19	\$591.63	\$573.19	\$1,816.01
January	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
February	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
April	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
May	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
June	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
July	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
August	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
September	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

October	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
November	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
December	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$78.00	\$573.19	\$591.63	\$573.19	\$1,816.01

Annual Due:	\$1,058.72	\$2,738.60	\$2,578.07	\$2,738.60	\$9,113.99
Outstanding Bal	(\$980.72)	(\$2,165.41)	(\$1,986.44)	(\$2,165.41)	\$7,297.98

KEY:



= *Payment past due*



= *Rec'd but not deposited yet*

GENERAL LEDGER

Date	Description	Credit	Debit	
	Beginning Balance	\$4,937.55		

	YTD Exp	Balance	% exp/budg
	\$0.00	\$5,500.00	0%
	\$0.00	\$2,400.00	0%
	\$0.00	\$430.00	0%
h (if Leonard agrees	\$0.00	\$450.00	0%
	\$0.00	\$50.00	0%
	\$0.00	\$1,000.00	0%
	\$0.00	\$100.00	0%
	\$0.00	\$1,000.00	0%
	\$0.00	\$10,930.00	0%
	\$0.00	\$0.00	
	\$0.00	\$0.00	
	\$0.00	\$0.00	
	\$0.00	\$0.00	
	\$0.00	\$10,930.00	

Assessment 2	Assessment 3	
\$0.00	\$0.00	paid
\$0.00	\$0.00	paying monthly
\$0.00	\$0.00	
\$0.00	\$0.00	
\$0.00	\$0.00	

Comments

Comments

Historical Spending Trends:

Budget Item	FY20	FY21	FY22	FY23
Master Insurance	\$2,199.00	\$2,215.00	\$2,327.00	\$2,546.00
Water & Sewer	\$1,769.90	\$1,883.61	\$1,870.28	\$1,947.99
Commonspace Electric	\$191.42	\$154.05	\$166.57	\$231.66
Snow Removal	\$0.00	\$0.00	\$474.42	\$0.00
Landscaping/Garden	\$77.37	\$0.00	\$0.00	\$0.00
Building Maintenance	\$1,279.01	\$515.00	\$1,527.00	\$806.84
Misc	\$99.99	\$25.00	\$91.75	\$0.00
Reserve	\$1,313.81	\$2,137.84	\$1,792.98	\$2,917.51
TOTAL	\$6,930.50	\$6,930.50	\$8,250.00	\$8,450.00

Assessments:

Roof Replacement	\$0.00	\$0.00	\$0.00	\$0.00
Unit 4 Wall Repair	\$0.00	\$0.00	\$0.00	\$0.00
Sewage Pipe Replacement	\$0.00	\$0.00	\$0.00	\$0.00
Leaking Pipe	\$0.00	\$0.00	\$0.00	\$0.00
FY09 deficit	\$0.00	\$0.00	\$0.00	\$0.00
Front Stoop Repair	\$0.00	\$0.00	\$0.00	\$0.00
Painting Back Porches	\$0.00	\$0.00	\$0.00	\$0.00
Replace front and back doors	\$0.00	\$0.00	\$0.00	\$0.00
Snow Blower	\$0.00	\$0.00	\$0.00	\$0.00
Perimeter Fence	\$0.00	\$0.00	\$0.00	\$0.00
Painting Back Porches	\$0.00	\$0.00	\$0.00	\$0.00
Pest Control (Mice)	\$0.00	\$0.00	\$0.00	\$1,025.00
Basement Insulation	\$190.00	\$0.00	\$0.00	\$0.00
Basement foundation work	\$0.00	\$0.00	\$18,150.00	\$0.00
Lead Removal	\$0.00	\$0.00	\$1,177.00	\$0.00
Basement stair removal & rebuild	\$0.00	\$0.00	\$3,349.50	\$0.00
GRAND TOTAL	\$7,120.50	\$6,930.50	\$30,926.50	\$9,475.00

Historical Revenues:

FY24	FY25	FY26 Budget
\$4,051.00	\$7,149.00	\$5,500.00
\$1,940.00	\$2,311.74	\$2,400.00
\$352.79	\$417.11	\$430.00
\$150.00	\$300.00	\$450.00
\$54.27	\$0.00	\$50.00
\$528.94	\$1,697.47	\$1,000.00
\$223.10	\$0.00	\$100.00
\$1,149.90	(\$3,425.32)	\$1,000.00
\$8,450.00	\$8,450.00	\$10,930.00

Budget Item	FY06	FY07
Condo Fees	\$5,053.54	\$4,011.60
Special Assessments	\$8,400.00	\$3,000.00
TOTAL COLLECTION:	\$13,453.54	\$7,011.60

Historical Reserve Year-end Balances:[illegible]

FY	Year-End	Year-on-Year
FY06	\$2,578.00	N/A
FY07	\$295.00	-88.6%
FY08	\$1,008.47	241.9%
FY09	\$0.00	-100.0%
FY10	\$1,540.66	100.0%
FY11	\$4,541.38	194.8%
FY12	\$7,251.25	59.7%
FY13	\$2,493.61	-65.6%
FY14	\$2,684.11	7.6%
FY15	\$3,032.64	13.0%
FY16	\$5,040.45	66.2%
FY17	\$3,368.44	-33.2%
FY18	\$6,363.05	88.9%
FY19	\$4,668.04	-26.6%
FY20	\$5,959.44	27.7%
FY21	\$7,351.74	23.4%
FY22	\$4,359.12	-40.7%
FY23	\$5,350.79	22.7%
FY24	\$6,453.76	20.6%
FY25	\$4,937.55	-23.5%
FY26	\$5,937.55	20.3%

FY22	FY23	FY24	FY25	FY26
\$8,250.00	\$8,450.00	\$8,450.00	\$9,711.99	\$9,092.84
\$16,499.50	\$0.00	\$0.00	\$0.00	\$0.00
\$24,749.50	\$8,450.00	\$8,450.00	\$9,711.99	\$9,092.84

