

The Pavilion At Cambridge Condominium Trust
Fiscal Year August 1, 2024 thru July 31, 2025

	2020-2021	2021-2022	2022-2023	2023-2024	2023-2024	2023-2024	2024-2025	2023/24 Bdgt +/-
	Actual	Actual	Actual	Budget	9 months	Projected	Budget	2024/25 Budget
	3.09%	3.42%	3.51%	3%				
INCOME								
Common Area Fees - Operating	\$556,235	\$570,801	\$577,627	\$598,858	\$449,298	\$599,064	\$634,515	\$35,657
Common Area Fees - Reserves	\$150,780	\$160,742	\$179,050	\$180,125	\$135,090	\$180,120	\$225,000	\$44,875
Sub-Total = Common Area Fee	\$707,015	\$731,543	\$756,677	\$778,983	\$584,388	\$779,184	\$859,515	\$80,532
Late Fees	\$482	\$491	\$580	\$600	\$630	\$840	\$600	\$0
Storage Fees	\$2,400	\$2,400	\$2,400	\$2,400	\$1,800	\$2,400	\$2,400	\$0
Moving Fees	\$3,400	\$2,800	\$1,000	\$2,000	\$2,800	\$3,733	\$2,000	\$0
Other Income	\$1,561	\$1,398	\$1,144	\$0	\$1,330	\$1,773	\$0	\$0
Total Income	\$714,858	\$738,632	\$761,801	\$783,983	\$590,948	\$787,931	\$864,515	\$80,532
EXPENSES								
ADMINISTRATIVE								
Accounting -Audit	\$3,650	\$0	\$150	\$4,000	\$0	\$4,000	\$4,150	\$150
Legal	\$4,217	\$3,840	\$4,418	\$2,500	\$3,409	\$4,545	\$3,000	\$500
Management Fee	\$45,225	\$45,780	\$47,151	\$48,568	\$36,424	\$48,565	\$50,025	\$1,457
Telephone	\$5,484	\$5,463	\$5,515	\$5,500	\$3,790	\$5,053	\$5,500	\$0
Other Admin	\$5,200	\$4,184	\$4,364	\$3,600	\$2,012	\$2,683	\$3,600	\$0
Sub Total Administrative	\$63,776	\$59,267	\$61,598	\$64,168	\$45,635	\$64,847	\$66,275	\$2,107
PAYROLL & BENEFITS								
Wages - Maintenance	\$109,952	\$92,951	\$94,212	\$99,000	\$68,148	\$90,864	\$99,000	\$0
Wages - Snow	\$2,032	\$3,299	\$3,168	\$4,000	\$792	\$1,056	\$4,000	\$0
Wages - On Call	\$715	\$770	\$1,210	\$1,500	\$1,540	\$1,540	\$1,500	\$0
Sub Total Payroll	\$112,699	\$97,020	\$98,590	\$104,500	\$70,480	\$93,460	\$104,500	\$0
UTILITIES								
Electricity	\$78,929	\$92,690	\$98,007	\$95,000	\$82,945	\$110,593	\$105,000	\$10,000
Gas	\$14,653	\$23,167	\$25,645	\$30,000	\$26,234	\$34,979	\$35,000	\$5,000
Water & Sewer	\$78,203	\$59,977	\$79,318	\$75,000	\$64,374	\$85,832	\$85,000	\$10,000
Sub Total Utilities	\$171,785	\$175,834	\$202,970	\$200,000	\$173,553	\$231,404	\$225,000	\$25,000
REPAIRS & MAINTENANCE								
Carpet Cleaning	\$0	\$3,278	\$3,472	\$3,200	\$0	\$0	\$3,200	\$0
Cleaning	\$22,229	\$25,016	\$33,640	\$28,000	\$21,930	\$29,240	\$28,000	\$0
COVID Cleaning	\$14,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical Repairs	\$3,905	\$1,357	\$22,056	\$2,500	\$666	\$888	\$2,500	\$0
Electrical Supplies	\$0	\$373	\$3,134	\$1,500	\$0	\$0	\$1,500	\$0
Elevator Contract	\$6,698	\$10,463	\$16,246	\$14,490	\$7,815	\$10,420	\$14,490	\$0
Building Exterior	\$0	\$0	\$1,710	\$2,000	\$1,255	\$1,673	\$2,000	\$0
Fire Equipment / Testing	\$16,188	\$9,470	\$7,472	\$12,600	\$7,977	\$10,636	\$12,600	\$0
Garage Repairs	\$0	\$473	\$0	\$2,000	\$0	\$0	\$2,000	\$0
HVAC Contract / Repairs	\$5,229	\$7,016	\$9,244	\$12,600	\$9,925	\$13,233	\$12,600	\$0
Hot Water 170 Elc-Gas	\$16,769	\$19,000	\$19,000	\$19,000	\$14,247	\$18,996	\$19,000	\$0
Landscaping	\$23,903	\$37,403	\$21,069	\$24,707	\$14,168	\$18,891	\$24,707	\$0
Exterminating	\$2,162	\$2,215	\$2,195	\$3,150	\$1,593	\$2,124	\$3,150	\$0
Plumbing Repairs	\$3,337	\$7,342	\$2,743	\$8,500	\$3,599	\$4,799	\$8,500	\$0
Pool	\$1,653	\$6,741	\$3,140	\$4,000	\$5,627	\$7,503	\$4,000	\$0
Roof Repairs	\$1,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rubbish Removal	\$10,084	\$10,554	\$15,640	\$10,500	\$6,997	\$9,329	\$10,500	\$0
Snow Removal	\$1,232	\$1,885	\$0	\$4,000	\$4,243	\$5,657	\$4,000	\$0
Supplies	\$3,783	\$7,555	\$6,152	\$7,488	\$4,052	\$5,403	\$7,488	\$0
Window Washing	\$0	\$0	\$0	\$4,000	\$5,200	\$6,933	\$4,000	\$0
Misc. Repairs	\$33,715	\$6,219	\$5,292	\$13,455	\$6,094	\$8,125	\$13,455	\$0
Sub Total Repairs & Maint.	\$166,465	\$156,360	\$172,205	\$177,690	\$115,388	\$153,851	\$177,690	\$0
Insurance & Debt Service								
Insurance	\$49,748	\$52,631	\$50,200	\$57,000	\$44,625	\$59,500	\$65,550	\$8,550
Taxes	\$0	\$275	-\$60	\$500	-\$84	-\$112	\$500	\$0
Sub Total	\$49,748	\$52,906	\$50,140	\$57,500	\$44,541	\$59,388	\$66,050	\$8,550
Total All Expenses	\$564,473	\$541,387	\$585,503	\$603,858	\$449,597	\$602,949	\$639,515	\$35,657
Reserves and Debt Service	\$150,780	\$160,742	\$179,050	\$180,125	\$135,090	\$180,120	\$225,000	\$44,875
Reserves PLUS Expenses	\$715,253	\$702,129	\$764,553	\$783,983	\$584,687	\$783,069	\$864,515	\$80,532
Net (Deficit)	-\$395	\$36,503	-\$2,752	\$0	\$6,261	\$4,861	\$0	\$0