

IRVING STREET TOWERS

2025 BUDGET

Property #: 177

Starting Date: 1/1/2025

Avg Expense Date Range: 10/01/2023-09/30/2024

		2024 APPROVED Combined Monthly Budget	12 MONTH MONTHLY AVERAGE EXPENSES	2025 Approved Combined Monthly Budget	2025 Approved Combined Annual Budget
INCOME					
CODE				35,018.00	
5000	HOMEOWNERS FEES	31,399.00	30,145.62	34,538.00	414,456.00
5320	LAUNDRY INCOME	360.00	320.87	320.00	3,840.00
5007	Working Capital Contributions	0.00	0.00	0.00	0.00
5830	INTEREST INCOME	100.00	58.41	60.00	720.00
5845	Late Charges	50.00	230.83	100.00	1,200.00
5890	Miscellaneous	0.00	2.51	0.00	0.00
	TOTAL INCOME	31,909.00	30,758.24	35,018.00	420,216.00
		31,909.00			0.00
	EXPENSE ITEM				
6060	ELECTRIC	\$ 447.00	\$ 476.84	\$ 529.00	\$ 6,348.00
6090	GARBAGE	\$ 2,332.00	\$ 2,640.80	\$ 3,238.00	\$ 38,856.00
6105	NATURAL GAS	\$ 234.00	\$ 250.82	\$ 263.00	\$ 3,156.00
6180	TELEPHONE (34%R / 66% S)	\$ 355.00	\$ 347.17	\$ 365.00	\$ 4,380.00
6150	SEWER	\$ 1,405.00	\$ 1,088.40	\$ 1,405.00	\$ 16,860.00
6195	WATER	\$ 979.00	\$ 736.30	\$ 979.00	\$ 11,748.00
6465	ELEVATOR (100%R)	\$ 600.00	\$ 570.60	\$ 600.00	\$ 7,200.00
6495	FIRE PROTECTION	\$ 215.00	\$ 112.38	\$ 215.00	\$ 2,580.00
6585	JANITORIAL (47%R /8% C/45% Shared)	\$ 1,524.00	\$ 1,658.30	\$ 1,825.00	\$ 21,900.00
6675	PEST CONTROL	\$ 105.00	\$ 120.51	\$ 139.00	\$ 1,668.00
6690	BUILDING MAINTENANCE	\$ 2,117.00	\$ 1,854.60	\$ 2,120.00	\$ 25,440.00
6735	ROOFING CONTRACT	\$ 200.00	\$ 111.14	\$ 200.00	\$ 2,400.00
6782	ENTRY SYSTEM	\$ 87.00	\$ 336.76	\$ 250.00	\$ 3,000.00
7105	ASSOCIATION OPERATIONS	\$ 190.00	\$ 258.07	\$ 275.00	\$ 3,300.00
7225	INSURANCE	\$ 5,202.00	\$ 6,082.10	\$ 8,385.00	\$ 100,620.00
7255	LEGAL	\$ 120.00	\$ 203.47	\$ 120.00	\$ 1,440.00
7285	MANAGEMENT EXPENSE	\$ 50.00	\$ 20.11	\$ 59.00	\$ 708.00
7300	MANAGEMENT FEE	\$ 2,510.00	\$ 2,488.30	\$ 2,585.00	\$ 31,020.00
7465	TAXES, LICENSE, FEES & AUDITS	\$ 292.00	\$ 286.49	\$ 237.00	\$ 2,844.00
	TOTAL FROM OPERATIONS	\$ 18,964.00	\$ 19,643.16	\$ 23,789.00	\$ 285,468.00
1130	DUE FROM OPERATING	\$ 2,115.00	\$ 528.75	\$ 2,488.00	\$ 29,856.00
1790	OPERATING CONTINGENCY	\$ 1,147.00	\$ 1,147.00	\$ -	\$ -
1810	SHARED- REPLACEMENT RESERVES	\$ 7,083.00	\$ 6,874.75	\$ 5,991.00	\$ 71,892.00
1811	RESIDENTIAL- REPLACEMENT RESERVES	\$ 2,600.00	\$ 2,564.58	\$ 2,750.00	\$ 33,000.00
	TOTAL OPERATIONS & RESERVES	\$ 31,909.00	\$ 30,758.24	\$ 35,018.00	\$ 420,216.00
					\$ 420,216.00

These projections are subject to increase or decrease to reflect changes in operating policies, and/or level of service, inflation or other causes. These projections are only estimates, prepared with due care.

UNIT #	SQ FT	TOTAL SQ FT	RESIDENTIAL		COMMERCIAL ONLY		COMM & RES		TOTAL
			%	MONTHLY	%	MONTHLY	%	MONTHLY	FEES
C-1	736	2386			0.308466052	45.04	0.026887809	808.25	\$853.29
C-2	1650	2386			0.691533948	100.96	0.060278377	1811.98	\$1,912.94
B-2	720	24987	0.028814984	124.82			0.026303292	790.68	\$915.50
101	488	24987	0.019530156	84.60			0.017827787	535.91	\$620.51
102	592	24987	0.02369232	102.63			0.021627151	650.12	\$752.75
103	454	24987	0.018169448	78.71			0.016585687	498.57	\$577.28
104	500	24987	0.020010405	86.68			0.018266175	549.08	\$635.77
105	330	24987	0.013206868	57.21			0.012055675	362.40	\$419.61
106	792	24987	0.031696482	137.30			0.028933621	869.75	\$1,007.05
108	462	24987	0.018489615	80.09			0.016877945	507.35	\$587.45
109	472	24987	0.018889823	81.83			0.017243269	518.34	\$600.16
110	312	24987	0.012486493	54.09			0.011398093	342.63	\$396.72
111	437	24987	0.017489094	75.76			0.015964637	479.90	\$555.66
112	582	24987	0.023292112	100.90			0.021261827	639.13	\$740.03
114	464	24987	0.018569656	80.44			0.01695101	509.55	\$589.99
201	488	24987	0.019530156	84.60			0.017827787	535.91	\$620.51
202	592	24987	0.02369232	102.63			0.021627151	650.12	\$752.75
203	454	24987	0.018169448	78.71			0.016585687	498.57	\$577.28
204	500	24987	0.020010405	86.68			0.018266175	549.08	\$635.77
205	516	24987	0.020650738	89.46			0.018850692	566.65	\$656.11
206	391	24987	0.015648137	67.79			0.014284149	429.38	\$497.17
207	513	24987	0.020530676	88.94			0.018741095	563.36	\$652.30
208	399	24987	0.015968304	69.17			0.014576407	438.17	\$507.34
209	472	24987	0.018889823	81.83			0.017243269	518.34	\$600.16
210	312	24987	0.012486493	54.09			0.011398093	342.63	\$396.72
211	437	24987	0.017489094	75.76			0.015964637	479.90	\$555.66
212	582	24987	0.023292112	100.90			0.021261827	639.13	\$740.03
214	464	24987	0.018569656	80.44			0.01695101	509.55	\$589.99
301	488	24987	0.019530156	84.60			0.017827787	535.91	\$620.51
302	592	24987	0.02369232	102.63			0.021627151	650.12	\$752.75
303	454	24987	0.018169448	78.71			0.016585687	498.57	\$577.28
304	500	24987	0.020010405	86.68			0.018266175	549.08	\$635.77
305	516	24987	0.020650738	89.46			0.018850692	566.65	\$656.11
306	391	24987	0.015648137	67.79			0.014284149	429.38	\$497.17
307	513	24987	0.020530676	88.94			0.018741095	563.36	\$652.30
308	399	24987	0.015968304	69.17			0.014576407	438.17	\$507.34
309	472	24987	0.018889823	81.83			0.017243269	518.34	\$600.16
310	312	24987	0.012486493	54.09			0.011398093	342.63	\$396.72
311	437	24987	0.017489094	75.76			0.015964637	479.90	\$555.66
312	582	24987	0.023292112	100.90			0.021261827	639.13	\$740.03
314	464	24987	0.018569656	80.44			0.01695101	509.55	\$589.99
401	488	24987	0.019530156	84.60			0.017827787	535.91	\$620.51
402	592	24987	0.02369232	102.63			0.021627151	650.12	\$752.75
403	454	24987	0.018169448	78.71			0.016585687	498.57	\$577.28
404	522	24987	0.020890863	90.50			0.019069886	573.24	\$663.74
405	516	24987	0.020650738	89.46			0.018850692	566.65	\$656.11
406	391	24987	0.015648137	67.79			0.014284149	429.38	\$497.17
407	513	24987	0.020530676	88.94			0.018741095	563.36	\$652.30
408	399	24987	0.015968304	69.17			0.014576407	438.17	\$507.34
409	472	24987	0.018889823	81.83			0.017243269	518.34	\$600.16
410	312	24987	0.012486493	54.09			0.011398093	342.63	\$396.72
411	437	24987	0.017489094	75.76			0.015964637	479.90	\$555.66
412	582	24987	0.023292112	100.90			0.021261827	639.13	\$740.03
414	464	24987	0.018569656	80.44			0.01695101	509.55	\$589.99
TOTALS	27,373		100%	4,331.85	100%	146.00	100%	30,060.15	\$34,538.00
									414,456.00

Res Total	Comm Total	Shared	Combined
4,331.85	146.00	30,060.15	34,538.00

2025 CAPITAL RESERVE EXPENSES		
Bike Storage Maintenance	20-6376	\$ 694.00
Contingency	20-7360	\$ 10,000.00
Elevator and Stair Access Walls Reclad	20-6376	\$ 42,255.00
Exterior Doors - Repair and Maintenance	20-6376	\$ 12,542.00
Fire Sprinkler System: 5 year Testing/Repairs	20-6495	\$ 4,483.00
Insurance Deductible	20-7490	\$ 10,000.00
Reserve Study Update	20-7120	\$ 850.00
Water Heaters & Enclosures - Renewal (II)	20-6556	\$ 13,149.00
Total		\$ 93,973.00