

**Broadway Promenade Condominium Association Inc.**  
**January 1st, 2025 - Decemeber 31st, 2025 Approved Budget**

Categories	2025 Operating Budget
<b>Income</b>	
5101 Residential Maintenance Fee	1,841,000
5102 Master Assoc Maintenance Fees	15,000
5103 Misc Income(combined)	13,500
5103 WIFI Income	1,500
5104 Parking Fee Income	4,000
5106 Shared Master Assoc. Maint Fee	9,000
5107 Guest Suites (combined)	36,000
5110 Total Operating Income	1,920,000
5200 Reserve Income	268,638
5201 Reserve Threshold Funding	112,211
<b>Total Income:</b>	<b>2,300,849</b>

<b>Expense</b>	
6101 Master Assoc Shared Expense	30,000
6102 Accounting Fees/Audit	30,000
6104 Legal Fees	10,000
6105 Licenses & Permits	5,000
6106 Office Expenses	20,000
6109 Guest Suite Tax Expense	5,000
6113 Computer Expense	7,500
6115 Income Tax Expense	5,000
<b>6100 Total Administrative Expense</b>	<b>112,500</b>

6201 Pool/Spa Service Supplies	10,000
6202 Furniture, Equipment & Accessories	7,500
6205 Access Syst Monitor/Repair	4,000
6206 Carpet Cleaning Service	3,000
6207 Bldg Repair, Maint, Supplies	65,000
6208 Contingency	10,000
6209 Elevator Contract	15,000

6210 Engineer Consultant	7,500
6211 Wi-Fi & Internet	36,000
6212 Remediation	3,000
6214 Landscape Expense	15,000
6216 Elevator Repairs/Service	5,000
6217 Pest Control	5,000
6218 Irrigation	6,000
6219 Fire Control Systems	12,000
6220 Roof Maintenance	10,000
6221 HVAC Maintenance	10,000
6222 Guest Suite Expense	6,000
6224 Window Cleaning	10,000
6226 Electrical/Plumbing	10,000
<b>6200 Total Building/Grounds/Maint Expense</b>	<b>250,000</b>

<b>6300 Total Insurance Expense</b>	<b>504,000</b>
-------------------------------------	----------------

6401 Salaries - All Employees (Combined)	512,000
6402 Uniforms	1,500
6404 Payroll Processing	10,000
6410 Simple IRA	10,000
6411 Employee Health Benefits	40,000
Tryst Security – front desk backup	1,000
<b>Total Salaries, Benefits, Employer Tax Expense</b>	<b>574,500</b>

6501 Water & Sewer	220,000
6502 Trash & Recycle	41,000
6504 Utilities – Electric	114,000
6505 Natural Gas - Fuel Oil	25,000
<b>6500 Total Utilities Expense</b>	<b>400,000</b>

<b>Total Operating Expense</b>	<b>1,841,000</b>
7001 Residential Reserve Expense	268,638
PLUS THRESHOLD FUNDING	112,211
<b>TOTAL ADJUSTED EXPENSE</b>	<b>2,221,849</b>