RYEVIEW CONDOMINIUM
OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31,

	(ACTUAL) 2025		(PROJECTED) 2026		(APPROVED) 2027	
REVENUES						
COMMON CHARGES - 28% INCREASE	186,359		195,244		238,770	
SPECIAL ASSESSMENTS (LOAN PMTS)	43,325		43,325		43,325	
RESERVE FUND ASSESSMENT	0		30,000		30,000	
TRANSFERS - RESERVE FUND	0		0		0	
SUBLET INCOME	6,650		6,300		6,000	
FLIP FEE INCOME	0		0		0	
LAUNDRY AND MISCELLANEOUS INCOME	6,476		3,000		3,000	
TOTAL REVENUES		242,810		277,869		321,095
EXPENSES						
MANAGEMENT FEE	26,400		26,400		26,400	
LEGAL EXPENSES	335		2,500		500	
ACCOUNTING	4,400		4,600		4,800	
TELEPHONE	750		1,000		1,000	
OFFICE/ADMINISTRATIVE EXPENSES	1,699		1,500		1,095	
FUEL OIL	34,654		42,000		52,000	
ELECTRIC AND GAS	10,838		12,000		13,000	
WATER	16,098		15,000		16,000	
LANDSCAPING	10,813		11,000		12,000	
SNOW REMOVAL	15,634		20,000		18,000	
JANITORIAL AND SECURITY SERVICE	22,261		22,000		24,000	
REPAIRS AND MAINTENANCE	28,611		30,000		31,000	
EXTERMINATOR	2,899		3,000		3,000	
SUPPLIES	1,053		1,500		2,000	
INSURANCE	36,262		39,000		43,000	
LOAN PAYMENTS (INTEREST & AMORT)	43,190		43,200		43,200	
RESERVE FUND CONTRIBUTION	0		30,000		30,000	
TAXES AND LICENSES	98		100		100	
TOTAL EXPENSES		255,995		304,800		321,095
NET SURPLUS		(13,185)		(26,931)		(0)

NOTES
Increase Common charges 28% effective November 1, 2026

RYEVIEW CONDOMINIUM
OPERATING BUDGET
FOR THE YEAR ENDED DECEMBER 31,

	(ACTUAL) 2025		(PROJECTED) 2026		(APPROVED) 2027	
REVENUES						
COMMON CHARGES - 28% INCREASE	186,359		195,244		238,770	
SPECIAL ASSESSMENTS (LOAN PMTS)	43,325		43,325		43,325	
RESERVE FUND ASSESSMENT	0		30,000		30,000	
TRANSFERS - RESERVE FUND	0		0		0	
SUBLET INCOME	6,650		6,300		6,000	
FLIP FEE INCOME	0		0		0	
LAUNDRY AND MISCELLANEOUS INCOME	6,476		3,000		3,000	
TOTAL REVENUES		242,810		277,869		321,095
EXPENSES						
MANAGEMENT FEE	26,400		26,400		26,400	
LEGAL EXPENSES	335		2,500		500	
ACCOUNTING	4,400		4,600		4,800	
TELEPHONE	750		1,000		1,000	
OFFICE/ADMINISTRATIVE EXPENSES	1,699		1,500		1,095	
FUEL OIL	34,654		42,000		52,000	
ELECTRIC AND GAS	10,838		12,000		13,000	
WATER	16,098		15,000		16,000	
LANDSCAPING	10,813		11,000		12,000	
SNOW REMOVAL	15,634		20,000		18,000	
JANITORIAL AND SECURITY SERVICE	22,261		22,000		24,000	
REPAIRS AND MAINTENANCE	28,611		30,000		31,000	
EXTERMINATOR	2,899		3,000		3,000	
SUPPLIES	1,053		1,500		2,000	
INSURANCE	36,262		39,000		43,000	
LOAN PAYMENTS (INTEREST & AMORT)	43,190		43,200		43,200	
RESERVE FUND CONTRIBUTION	0		30,000		30,000	
TAXES AND LICENSES	98		100		100	
TOTAL EXPENSES		255,995		304,800		321,095
NET SURPLUS		(13,185)		(26,931)		(0)

NOTES
Increase Common charges 28% effective November 1, 2026