Budget Detail with Notes

Link Real Estate Group

Properties: Four X Five Condominium Association - 2500 Farmers Dr. Suite 250 Columbus, OH 43235

Period Range: Jan 2025 to Dec 2025

Consolidate: No

GL Account Map: None - use master chart of accounts

Include Zero Balance GL Accounts: No

Account Number	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Note
	Income														
4000	Operating Assessments	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	45,276.00	2% increase over 2023
	Total Budgeted Income	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**3,773.00**	**45,276.00**	
	Expense														
5000	General & Administrative	5.84	5.84	5.84	5.84	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	70.00	Same as 2023
5010	Mailings & Postage	5.84	5.84	5.84	5.84	5.83	5.83	5.83	5.83	5.83	5.83	5.83	5.83	70.00	Same as 2023
5100	Accounting & Tax Services	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	2023 tax preparation fee
5120	Legal Services - General	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00	Annual K&C attroney fee
5130	Management Fees	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	4,428.00	New mgmt agreement signed
5200	Insurance Premiums	772.92	772.92	772.92	772.92	772.92	772.92	772.92	772.92	772.91	772.91	772.91	772.91	9,275.00	Proj. 10% increase starting in March
6000	Water & Sewer Expense	555.34	555.34	555.34	555.34	555.33	555.33	555.33	555.33	555.33	555.33	555.33	555.33	6,664.00	Est. 3% increase in 2024
6010	Electric Services	204.50	204.50	204.50	204.50	204.50	204.50	204.50	204.50	204.50	204.50	204.50	204.50	2,454.00	Est. 3% increase for 2024
6030	Trash & Recycling	242.34	242.34	242.34	242.34	242.33	242.33	242.33	242.33	242.33	242.33	242.33	242.33	2,908.00	Est. 3% increase starting in May
6060	Hydrants & Backflows	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	Same as 2023
7000	Landscaping	226.84	226.84	226.84	226.84	226.83	226.83	226.83	226.83	226.83	226.83	226.83	226.83	2,722.00	Same as 2023

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Account Number	Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Note
	Contract														
7070	Snow Removal Services	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00	2,600.00	Same as 2023
8000	Maintenance Labor	178.75	178.75	178.75	178.75	178.75	178.75	178.75	178.75	178.75	178.75	178.75	178.75	2,145.00	More mnt services used in 2023 than budgeted
8010	Repairs & Maintenance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	Same as 2023
8023	Contingency Expense	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00	Reserved for emergency or unexpected expenses
8200	Fire Protection Systems	0.00	0.00	0.00	0.00	0.00	0.00	840.00	0.00	0.00	0.00	0.00	0.00	840.00	Fire monitoring services same as 2023
8500	Transfer to Reserves	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00	Per BOD modification to reserve study
	Total Budgeted Expense	**4,444.71**	**4,694.71**	**3,444.71**	**3,444.71**	**3,694.66**	**3,444.66**	**4,284.66**	**3,444.66**	**3,444.63**	**3,444.63**	**3,744.63**	**3,744.63**	**45,276.00**	
	Total Budgeted Income	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	3,773.00	45,276.00	
	Total Budgeted Expense	4,444.71	4,694.71	3,444.71	3,444.71	3,694.66	3,444.66	4,284.66	3,444.66	3,444.63	3,444.63	3,744.63	3,744.63	45,276.00	
	Net Operating Income	**-671.71**	**-921.71**	**328.29**	**328.29**	**78.34**	**328.34**	**-511.66**	**328.34**	**328.37**	**328.37**	**28.37**	**28.37**	**0.00**	