

	2025 Budget Not Final	2025 Not Final	2025 Budget Residences Share of the CUO Budget	2024 Annual Results Jan-Sep Actual Oct- Dec Budget	2023 Annual Results
	Income	CUO			
	Gross Income				
6311	Residents' Assessments	867,584	867,584	867,583	722,986
6310	Hotel Assessments	578,587	0	602,475	481,990
6313	Cable TV/HS Internet Fees	136,800	136,800	125,400	136,697
6335	Registration Fees	110,000	110,000	105,630	94,190
6330	Late Fees	2,700	1,620	2,606	2,778
6400	Resale Certificate Income	1,600	960	1,500	1,300
6380	Pool/Gym Income	800	480	800	0
6390	Interest Income	24	27	27	
6405	Storage Income	0	0	0	
6360	Miscellaneous Income	0	0	0	
	Special Insurance Assessment	0	0	164,600	570,000
	Total Gross Income	1,698,095	1,117,471	1,870,621	2,009,941
	Expenses				
	Administrative, Office and Mgmt Fees				
	7100 Liability & Property Insurance \$1,160,000	550,000	550,000	325,000	200,000
7245	Management Fees	103,709	62,225	100,688	97,992
7230	Internet System Support	12,500	7,500	14,400	12,135
7060	Other Professional Services	12,000	7,200	3,517	6,129
7220	Cleaning Service	9,000	5,400	11,046	10,862
7020	Outside Accounting/Auditing Fees	7,800	4,680	7,220	6,840
7140	Printing & Reproduction	5,500	3,300	5,018	4,537
7021	Receiver/Professional Dir. Fees	5,000	3,000	3,600	0
7240	Owners Meeting/Board/Dir Charges	4,000	2,400	4,000	3,178
7050	Legal Fees	2,500	1,500	0	0
7175	Web Service & Software	1,200	720	1,247	1,488
7130	Office Supplies	900	540	2,962	799
7115	Miscellaneous Expense	500	300	567	1,486
7090	Postage & Mail	400	240	310	284
7080	Bank Charges	300	180	297	297
7120	Dues & Subscriptions	250	150	295	95
7125	Office Equipment	225	135	225	0
7180	Taxes & Licenses	175	105	0	0
	Prior Year Insurance Under Accrual	0	0	164,600	570,000
7110	Travel	0	0	0	
	Total Admin,Office and Mgmt Fees	715,959	649,575	644,992	916,122
	Utilities, Trash and Cable Service				
8010	Electric	131,824	79,094	127,928	120,893
8050	Television Cable/HS Internet Expense	104,983	104,983	101,925	101,246
8030	Water & Sewer	38,000	22,800	38,322	39,146
8040	Trash Removal	14,000	8,400	12,250	13,233
8020	Gas	7,200	7,616	6,823	6,600
	Total Utilities, Trash and Cable	296,007	222,893	287,248	281,118
	Payroll and Related Expenses				
8640	Maintenance Wages	99,268	59,561	97,322	94,296
8637	Security Wages	77,400	46,440	85,922	80,976
8610	Management Salaries (Condo Office)	67,200	67,200	67,200	67,200
8635	Pool Operators	58,500	35,100	59,877	60,360
8625	Front Desk/Common Area Housekeep	59,400	35,640	56,300	55,056
8636	Bellman Wages	3,500	1,400	6,435	8,580
8760	Bonuses	2,500	1,500	1,600	1,200
	Total Payroll	367,768	246,841	374,656	367,668
8680	Employer Payroll Taxes	21,481	12,889	18,484	18,751
8750	Workmans Compensation	6,250	3,750	5,133	4,416
8730	Employee Insurance & 401k	0	0	0	0
	Total Related Payroll Expenses	27,731	16,639	23,617	23,167
	Total Payroll & Related Expenses	395,499	263,480	398,273	390,835
	Physical Plant Maintenance Expense				
9070	Fire Equipment Maintenance / Inspections	40,000	24,000	33,404	41,542
9190	Elevator Maintenance	36,000	21,600	44,359	70,644

**Council of Unit Owners Of
Carousel Center Condo Inc.**

**2025
Budget - Not Final**

9250	Pool Repairs	22,000	13,200	32,385	33,109
9260	Pool Supplies (Both Pools)	18,000	10,800	14,813	28,898
9060	Fire Alarm Repairs	12,000	7,200	37,508	16,939
9110	General Maintenance	8,000	4,800	19,398	6,208
9300	Exterminator Service	7,000	4,200	8,768	6,752
9120	Parking Lot/Landscaping Expenses	6,000	3,600	4,900	4,908
9215	Building/Building Component Repairs	3,800	2,280	5,492	13,277
9160	Trash Room Repairs	2,400	1,440	5,060	2,448
9150	Painting Supplies	1,800	1,080	2,851	2,750
9180	Plumbing Repairs	1,600	960	1,502	489
9140	Electrical System Repairs	1,200	720	1,823	1,400
9080	Garage	1,200	720	0	3,138
9400	Security Services/System Maint.	1,200	720	0	0
9200	Cleaning Equipment	1,000	600	3,350	3,563
9090	Water Damage Costs	0	0	5,575	-1,066
9040	Small Tools/Equipment	0	0	375	300
9170	HVAC Repairs	0	0	0	0
	Total Physical Plant Maint Expenses	163,200	97,920	221,563	235,299
9700	Renovation and Major Repairs	0	0	242,214	68,102
	Total Expenses	1,570,665	1,233,868	1,552,076	1,823,374
	Net Revenue Over Expenses	127,430	(116,397)	318,545	186,567