

Database: THALHIMER
 Report: BF_PROFORMD

Budgeting and Forecasting Detail Proforma
 CPM Cash Flow Basic
 THALHIMER, INC.
 2026 - 73700 - STD

Page: 2
 Date: 4/28/2026
 Time: 1:38 PM
 Base Currency:

B&F Budget: 3479
 Entity: Clay Suites
 Cash

Budget amounts from 01/26 to 12/26

	01/26	02/26	03/26	04/26	05/26	06/26	07/26	08/26	09/26	10/26	11/26	12/26	Total
Note: 73700 - Est. 3% inc over avg 2025 YTD actuals													
5310-55 Power Washing CAM	0	0	0	0	0	350	0	0	0	0	0	0	350
5310-60 Window Washing CAM	0	0	0	0	0	660	0	0	0	0	0	660	1,320
Note: 73700 - TopGun Services - 2x/yr exterior window washing													
5320-05 Electrical R&M CAM	0	0	250	0	0	0	250	0	0	0	250	0	750
Note: 73700 - Contingency for repairs													
5320-10 Elevator/Escalator Contract CAM	133	133	133	133	133	133	133	133	133	133	133	133	1,591
Note: 73700 - Priority Elevator, renewal 1/1/2026, 5% increase													
5320-25 HVAC Contract CAM	0	0	617	0	0	617	0	0	636	0	0	636	2,505
Note: 73700 - Energy Control Company, July renewal, Est 3% increase													
5320-26 HVAC R&M CAM	0	0	500	0	0	500	0	0	500	0	0	500	2,000
5320-35 Plumbing CAM	0	200	0	0	200	0	0	200	0	0	200	0	800
Note: 73700 - Contingency													
5320-65 Roof and Gutter Repairs CAM	0	0	500	0	0	0	0	0	500	0	0	0	1,000
Note: 73700 - Contingency													
5320-99 Miscellaneous R&M CAM	100	100	100	100	100	100	100	100	100	100	100	100	1,200
5330-11 Parking Lot R&M CAM	0	0	2,535	0	0	0	0	0	0	0	0	0	2,535
Note: 73700 - Seal & Re-stripe Budget # - VA Surface Pros													
5330-41 Exterior Lighting R&M CAM	0	0	0	250	0	0	0	250	0	0	0	250	750
5410-10 Landscaping Contract CAM	335	335	335	335	335	335	335	335	335	335	335	335	4,020
Note: 73700 - KGM Services, 1/1/2026 Renewal, vendor holding 2025 price.													
5410-60 Snow Removal Contract CAM	1,500	1,500	1,500	0	0	0	0	0	0	0	0	500	5,000
Note: 73700 - Contingency for snow and ice events													
5420-20 Monitoring CAM	0	151	0	0	151	0	0	151	0	0	151	0	604
Note: 73700 - MMIS Cellular Monitoring, cell dialer for elevator phone													
5420-25 Access Control CAM	0	0	200	0	0	200	0	0	200	0	0	200	800
Note: 73700 - Contingency- (Callbox or Entry System)													
5710-00 Management Fee CAM	1,209	1,209	1,215	1,215	1,215	1,215	1,230	1,230	1,230	1,230	1,230	1,230	14,660
Note: 73700 - 3% of gross receipts													
5810-00 Property Insurance CAM	0	1,266	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	0	0	11,746
Note: 73700 - Renewal March 2026, Est 5% increase													
5910-00 Real Estate Taxes CAM	20,820	0	0	0	0	20,820	0	0	0	0	0	0	41,640
Note: 73700 - \$1.20/\$100 assessed value, \$3,470,000. City of Richmond tax due dates :January 14th & June 14th.													
TOTAL OPERATING EXPENSE	27,401	8,197	12,499	6,647	6,748	29,544	6,661	7,012	8,247	6,411	5,702	7,847	132,916
NET OPERATING INCOME	14,507	33,710	29,618	35,470	35,369	12,573	35,941	35,590	34,356	36,191	36,900	34,756	374,983