West Towne Condominiums Owners Assoc
Budget 2025
November 2024

	Year to Date January - September	Approved Budget 2024	Proposed Budget 2025	
Ordinary Income/Expense				
Income				
4000 · Income		275.00	275.00	$235.00 + $40.00 per unit per month
4010 · Maintenance Fees	198,900.00	225,600.00	225,600.00	$235.00 per unit per month
4030 · Interest	66.30			
4040 · Laundry Income	2,170.80			
4050 · Rentals	1,970.00			
4060 · Misc. Fees Inc Late Fees	300.00			
4070 · Reserve Payment		38,400.00	38,400.00	$40.00 per unit per month
4074 · Re-imb for Hot H20 heaters/Plumbin	11,221.26	20,000.00	20,000.00	Paid by Owners
4075 · Re-imb. Electric	9,956.75	18,000.00	18,000.00	Paid by Owners
4080 · Transfer from Resv. to Operating	(5,025.29)	0.00	0.00	
Total 4000 · Income	219,559.82	302,000.00	302,000.00	
Total Income	219,559.82	302,000.00	302,000.00	
Expense				
5100 · Administration Costs				
5110 · Bank Fees/Checks	69.52	450.00	250.00	
5120 · Insurance	25,832.76	34,126.00	37,749.48	8mo/4mo Split
5130 · Postage/Office	338.45	500.00	500.00	
5140 · Tax Prep/Legal/Resman/Aptexx	428.46	200.00	200.00	
5145 · Taxes	0.00	0.00	0.00	
5150 · Management Fees	15,840.00	21,120.00	21,120.00	
Total 5100 · Administration Costs	42,509.19	56,396.00	59,819.48	
5200 · Utilities at Westowne				
5201 · Water softener Salt (Salt Co)	305.32	2,500.00	2,500.00	
5202 · Water softener Rental (Hellnbrnd)	1,984.71	3,000.00	3,000.00	
5215 · Electric- Common Areas	34,325.28	36,500.00	36,500.00	
5230 · Natural Gas-Common	915.09	2,000.00	2,000.00	
5240 · Trash collection/Removal	14,160.11	16,100.00	17,000.00	GFL
5255 · Water and Sewer	18,252.25	24,000.00	24,000.00	
Total 5200 · Utilities at Westowne	69,942.76	84,100.00	85,000.00	
5300 · Maintenance				
5310 · General Maintenance/Supplies	9,898.46	29,500.00	20,000.00	
5320 · Fire Prevention/Extinguishers	151.92	1,200.00	1,200.00	Aherns/ Madison Fire Extingushers
5330 · Pest Control	645.00	500.00	500.00	
5340 · Plumbing Services and Supplies	985.80	4,000.00	2,000.00	
5350 · Siding Minor repairs	0.00	1,500.00	1,500.00	
5360 · Roof Supplies and Repairs	0.00	4,000.00	4,000.00	
5370 · Heat Pump Fences	0.00	2,500.00	2,500.00	
5380 · Gutter Repairs/Cleaning	2,504.00	3,000.00	3,000.00	
Total 5300 · Maintenance	14,185.18	46,200.00	34,700.00	
6700 · Gate House Maintenance				
6720 · Contract Housekeeping/Cleaning	3,420.00	4,560.00	4,560.00	
6730 · Gate House Maintenance	1,309.91	4,000.00	4,000.00	
Total 6700 · Gate House Maintenance	4,729.91	8,560.00	8,560.00	
5400 · Grounds				
5410 · Landscape-Maint. Contract	9,168.29	12,000.00	12,000.00	
5420 · Tree/Shrubs/perennials	0.00	1,000.00	1,000.00	
5430 · Snow Removal/Contract	7,470.25	16,000.00	16,000.00	Dependable Snow Removal
5435 · Snow Shoveling	6,521.17	9,500.00	9,500.00	Dependable Snow Removal
Total 5400 · Grounds	23,159.71	38,500.00	38,500.00	
Capital Expenses				
6675 · Concrete Replacement	0.00	3,500.00	3,500.00	
6680 · Plumbing Hot Water Heaters	10,659.03	0.00	0.00	
6682 · Siding - Leaks	20,422.53	37,000.00	37,000.00	
8040 - Furnace/AC Replacement	5,175.00	0.00	0.00	
8012- Asphalt striping	1,104.00	500.00	500.00	
Total Capital Expenses	37,360.56	41,000.00	41,000.00	
Reserve Payment*	19,200.00	38,400.00	38,400.00	$3,200.00 per month
Total Expense	211,087.31	317,716.00	310,539.48	
Net Ordinary Income	8,472.51	(15,716.00)	(8,539.48)	

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