West Towne Condominiums Owners Assoc
Budget 2024
November 2023

	Year to Date January - October	Approved 11/6/22 Budget 2023	Proposed Budget 2024	
Ordinary Income/Expense				
Income				
4000 · Income		250.00	275.00	$235.00 + $40.00 per unit per month
4010 · Maintenance Fees	200,517.46	201,600.00	225,600.00	$235.00 per unit per month
4030 · Interest	0.05			
4040 · Laundry Income	327.50			
4050 · Rentals	1,480.00			
4060 · Misc. Fees Inc Late Fees	2,091.79			
4070 · Reserve Payment	32,000.00	38,400.00	38,400.00	$40.00 per unit per month
4074 · Re-imb for Hot H20 heaters/Plumbin	77,105.29	51,230.00	20,000.00	Paid by Owners
4075 · Re-imb. Electric	17,237.05	30,000.00	18,000.00	Paid by Owners
4080 · Transfer from Resv. to Operating	0.00	0.00	0.00	
Total 4000 · Income	330,759.14	321,230.00	302,000.00	
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Expense				
5100 · Administration Costs				
5110 · Bank Fees/Checks	274.40	450.00	450.00	
5120 · Insurance	5,691.70	19,500.00	36,126.00	Auto Owners * Insurance Increase ($2,845
5130 · Postage/Office	989.33	250.00	500.00	
5140 · Tax Prep/Legal/Resman/Aptexx	2,188.50	2,200.00	200.00	Discontinued as January 1st, 2024
5145 · Taxes	0.00	50.00	0.00	
5150 · Management Fees	17,600.00	21,120.00	21,120.00	
Total 5100 · Administration Costs	26,743.93	43,570.00	58,396.00	
5200 · Utilities at Westowne				
5201 · Water softener Salt (Salt Co)	791.04	5,000.00	2,500.00	
5202 · Water softener Rental (Hellnbrnd)	2,205.50	3,000.00	3,000.00	
5215 · Electric- Common Areas	38,173.74	36,500.00	36,500.00	
5230 · Natural Gas-Common	1,413.71	5,000.00	2,000.00	
5240 · Trash collection/Removal	12,611.97	16,100.00	16,100.00	GFL
5255 · Water and Sewer	20,618.85	21,600.00	24,000.00	
Total 5200 · Utilities at Westowne	75,814.81	87,200.00	84,100.00	
5300 · Maintenance				
5310 · General Maintenance/Supplies	22,051.76	29,500.00	29,500.00	
5320 · Fire Prevention/Extinguishers	130.82	1,200.00	1,200.00	Aherns/ Madison Fire Extingushers
5330 · Pest Control	170.00	500.00	500.00	
5340 · Plumbing Services and Supplies	3,266.50	4,000.00	4,000.00	Sheldon Plumbing
5350 · Siding Minor repairs	0.00	1,500.00	1,500.00	
5360 · Roof Supplies and Repairs	1,868.95	4,000.00	4,000.00	
5370 · Heat Pump Fences	0.00	2,500.00	2,500.00	
5380 · Gutter Repairs/Cleaning	569.45	3,000.00	3,000.00	
Total 5300 · Maintenance	28,057.48	46,200.00	46,200.00	
6700 · Gate House Maintenance				
6720 · Contract Housekeeping/Cleaning	3,059.60	2,520.00	4,560.00	* Changed to every other week 10/1/23
6730 · Gate House Maintenance	4,609.69	4,000.00	4,000.00	
6142 · Security (maintenance/repairs)	23.50	0.00	0.00	
Total 6700 · Gate House Maintenance	7,692.79	6,520.00	8,560.00	
5400 · Grounds				
5410 · Landscape-Maint. Contract	10,022.56	13,200.00	12,000.00	Greenview - GrowTech
5420 · Tree/Shrubs/perennials	790.95	1,000.00	1,000.00	
5430 · Snow Removal/Contract	13,313.75	16,000.00	16,000.00	Dependable Snow Removal
5435 · Snow Shoveling	9,493.82	8,000.00	9,500.00	
Total 5400 · Grounds	33,621.08	38,200.00	38,500.00	
Capital Expenses				
6675 · Concrete Replacement	0.00	3,500.00	3,500.00	
6680 · Plumbing Hot Water Heaters	11,361.39	0.00	0.00	Sheldon Plumbing
6682 · Siding - Leaks	0.00	57,640.00	37,000.00	
8011 - Asphalt Replacement	12,287.00	12,200.00	0.00	Barteldt Enterprises Inc.
8012- Asphalt striping	0.00	0.00	500.00	
Total Capital Expenses	23,648.39	73,340.00	41,000.00	
Reserve Payment*	32,000.00	38,400.00	38,400.00	$3,200.00 per month
Total Expense	227,578.48	333,430.00	319,716.00	
Net Ordinary Income	103,180.66	(12,200.00)	(17,716.00)	