

Oaklands					
2025 Budget					
Operating	Projected YTD Total	Approved 2024 Budget	Amended 2024 Budget	Proposed 2025 Budget	
Income					
Association / Condo Fees	\$ 402,200.00	\$ 344,600.00	\$ 344,600.00	\$ 347,690.88	72 units: 2024 budget @ \$402 ave before loan 2025 budget: full year at original prior to loan (\$402.42 average/month)
HOA Fee Increase for loan			\$ 145,152.00	\$ 145,152.00	72 Units, at ave of \$168/mo/unit (full-year)
Laundry	\$ 8,972.27	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
Rental	\$ 4,300.00	\$ 14,100.00	\$ 14,100.00	\$ -	Rental unit sold
Total Income	\$ 415,472.27	\$ 367,700.00	\$ 512,852.00	\$ 501,842.88	
Expenses SHARED					
Electric Unutil Pump				\$ 3,500.00	
Gas Generator (Unutil)				\$ 981.00	
Pump Station/Generator Maintenance & Repair	\$ 11,880.00		\$ -	\$ 12,000.00	Contract
Septic Pumping	\$ 73,697.37	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	
Snow Road (Bayberry)				\$ 11,600.00	Road only
Maintenance Reimbursement - Norris	\$ (63,005.51)	\$ (14,369.44)	\$ (14,369.44)	\$ (22,848.60)	60% of septic, Pump station and road portion of plowing.
Expenses OAKLANDS					
Management - Contract	\$ 24,038.00	\$ 23,928.00	\$ 23,928.00	\$ 26,856.00	Per contract
Misc Admin	\$ 12,826.83	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	Add postage and taxes & Fees
Property Taxes	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	Rental unit was sold
Legal	\$ 3,681.83	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	
Electricity 1-6 (Unutil)	\$ 11,689.22	\$ 17,200.00	\$ 17,200.00	\$ 9,500.00	
Gas (Unutil) Delivery	\$ 37,885.86	\$ 35,323.12	\$ 35,323.12	\$ 14,000.00	
Gas (Sprague)				\$ 16,000.00	
Water/Sewer	\$ 75,889.82	\$ 111,000.00	\$ 111,000.00	\$ 75,000.00	
Landscape	\$ 26,650.00	\$ 26,650.00	\$ 26,650.00	\$ 21,000.00	York River proposal: \$20,825/seasonal service proposal,
Snow Removal - Contract	\$ 28,070.61	\$ 34,000.00	\$ 34,000.00	\$ 21,000.00	Parking lots
Insurance	\$ 52,962.00	\$ 53,875.20	\$ 53,875.20	\$ 57,007.00	Renewal Rate

Accounting	\$ 1,125.00	\$ 750.00	\$ 750.00	\$ 500.00	Taxes
Pest Control	\$ 3,825.00	\$ 2,400.00	\$ 2,400.00	\$ 1,450.00	
Fire Alarm line	\$ 8,820.00	\$ 7,100.00	\$ 7,100.00	\$ 7,100.00	
General Maintenance & Repair	\$ 149,106.15	\$ 15,000.00	\$ 15,000.00	\$ 7,931.20	
HVAC Maintenance	\$ 4,250.00	\$ 20,000.00	\$ 20,000.00	\$ -	
Trash Removal	\$ 14,021.83	\$ 18,100.00	\$ 18,100.00	\$ 10,620.00	Per new WM contract
Cleaning	\$ 4,320.00	\$ -	\$ -	\$ 17,300.00	Cleaning increased to 2x per month
North Shore Bank - Loan	\$ 20,984.00		\$ 145,162.00	\$ 145,162.00	12 months P+I
Reserve Contribution	\$ 34,460.00	\$ 1,843.12	\$ 1,833.12	\$ 49,284.28	10% min of annual assessment
Total Expense	\$ 514,606.14	\$ 377,069.44	\$ 522,221.44	\$ 501,842.88	