

Montrose Condominiums - 2025 Budget

Montrose Condominiums - 2025 Budget				
	2024 Budget	Estimated year end	2025 Budget	
			@ \$395/mo	\$10/mo increase
Revenues				
Association/Condo Dues	\$388,080.00	\$388,080.00	\$398,160.00	
Capital Contribution	\$ 3,000.00	\$ 3,080.00	-----	
Misc Income	\$ 500.00	\$ 195.00	-----	
Trash reimbursement	\$ 20,015.00	\$ 20,015.00	\$ 20,015.00	
SubTotal Revenue	\$411,595.00	\$411,175.00	\$418,175.00	
Special assessment	\$ 75,600.00	\$ 75,600.00		
LPL Account for septic	\$ 62,100.00	\$ 62,100.00		
Total Revenue	\$549,295.00	\$548,875.00	\$418,175.00	
Expenses	2024 Budget			
Management Contract	\$ 5,866.00	\$ 5,700.00	\$ 6,000.00	
Management Administrative	\$ 1,500.00	\$ 1,200.00	\$ 1,500.00	
Board Administrative	0.00	\$ 673.00	\$ 750.00	
Insurance	\$48,000.00	\$ 43,500.00	\$ 48,000.00	
Legal	\$ 1,500.00	\$ 2,177.00	\$ 1,800.00	
Accounting	\$ 5650.00	\$ 395.00	\$ 5,650.00	
Electricity	\$12,500.00	\$ 13,011.00	\$ 13,000.00	
Water/Wells	\$ 8,500.00	\$ 26,395.00	\$ 23,000.00	Includes \$15,000 for surging this fall
Pest Control-Contract	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
Trash Removal-Contract	\$10,000.00	\$ 9,658.00	\$ 10,000.00	
Landscape-Contract	\$48,900.00	\$ 48,900.00	\$ 50,000.00	
Landscape Improvements	\$ 5,000.00	\$ 4,267.00	\$ 5,000.00	
Fertilization-Contract	\$ 6,021.00	\$ 6,575.00	\$ 2,500.00	Grubs only
Tree Removal and Pruning	\$ 5,000.00	\$ 2,220.00	\$ 5,000.00	
Snow Removal-Contract	\$31,832.00	\$ 31,832.00	\$ 32,010.00	
General Maintenance & Repairs	\$10,000.00	\$ 17,080.00	\$ 10,000.00	
Septic Repair and Maintenance	\$12,000.00	\$ 13,552.00	\$ 12,000.00	
Bldg repair/decks	\$38,400.00	\$ 34,672.00	\$ 30,000.00	
Painting	\$35,000.00 \$35,000.00	\$ 37,500.00	\$ 35,000.00	
Granite Steps	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	
Roads / Pavement	\$10,000.00	\$ 13,050.00	\$ 13,000.00	
Loan Payment (Pacific Premier)	\$53,310.00	\$ 53,310.00	\$ 53,310.00	
Loan Payment (DES)	\$13,122.00	\$ 23,122.00	\$ 13,122.00	
Subtotal Expense	\$370,601.00		\$380,142.00	
Reserve contribution	\$40,994.00	\$ 40,994.00	\$ 38,033.00	
SubTotal Expense	\$411,595.00	\$439,256.00	\$418,175.00	
Septic Replacement	\$137,700.00 \$137,700.00	\$137,700.00		
Total Expense	\$549,295.00	\$576,956.00	\$418,175.00	