

**Westridge Condominium Association, Inc.**  
**2023 Budget with Breakdown of Dues**

	2022	Budget 2022	2023 Budget
<b>Ordinary Income/Expense</b>			
Income	175,599.40	173,990.92	194,500.00
<b>Gross Profit</b>	175,599.40	173,990.92	194,500.00
<b>Expense</b>			
Merchant deposit fees	169.00	150.00	220.00
<b>Administrative Expense</b>			
Accountant	468.50	1,000.00	500.00
Management Fees	7,200.00	9,600.00	10,200.00
Office Supplies - Admin	392.00	550.00	500.00
Bank Fees	119.50	0.00	120.00
Corporate Filing Fee/Taxes	68.00	50.00	10.00
Insurance Premiums	31,142.64	23,000.00	28,570.00
<b>Total Administrative Expense</b>	39,390.64	34,200.00	39,900.00
<b>Common Area</b>			
<b>Utilities</b>			
Electricity - Common Area	20,845.20	15,000.00	21,500.00
Natural Gas - Common Area	16,294.92	17,000.00	17,000.00
Fire Sprinkler - Common Area	7,998.79	4,500.00	8,000.00
Telephone - Common Area	5,000.16	5,000.00	5,500.00
Water & Sewer - Common Area	26,700.57	27,965.90	29,370.00
Trash - Common Area	6,805.35	8,000.00	7,200.00
<b>Total Utilities</b>	83,644.99	77,465.90	88,570.00
<b>Landscape</b>			
Landscape Maintenance	12,885.93	13,000.00	13,000.00
Trees	870.00	2,100.00	3,200.00
Flowers	5,241.03	0.00	2,200.00
Sprinkler System - Common Area	537.86	0.00	750.00
<b>Total Landscape</b>	19,534.82	15,100.00	19,150.00
<b>Total Common Area</b>	142,739.45	126,915.90	147,840.00
<b>Cleaning &amp; Upkeep</b>			
Roof Shoveling	0.00	0.00	0.00
Light Checks	455.00	3,300.00	1,000.00
Cleaning & Upkeep - Labor-CA	3,307.49	12,500.00	4,000.00
Maintenance/Repairs Labor-CA	19,135.12	12,000.00	5,000.00 pavers/gutters
Maintenance/Repair Supplies-CA	3,878.94	0.00	2,600.00
Maintenance - Elevator-CA	15,183.79	0.00	9,400.00
Window Washing	3,770.00	2,900.00	4,000.00
Snow Removal	11,565.62	8,000.00	12,000.00
Holiday Decorations	81.25	0.00	100.00
Snowmelt Sys. Maint.	1,775.00	275.00	1,000.00
<b>Total Cleaning &amp; Upkeep</b>	59,152.21	38,975.00	39,100.00
Contingency	6,000.00	8,100.00	7,000.00
Water Damage	453.50	0.00	500.00
<b>Total Expense</b>	208,345.16	173,990.90	194,440.00

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	<u>2022</u>	<u>Budget 2022</u>	<u>2023 Budget</u>
Net Ordinary Income	-32,745.76	0.02	60.00
Other Income/Expense			
Other Income			
Interest Earned	5.62		0.00
Special Assessments	2,780.00		0.00
Capital Reserve Dues	46,642.63	48,763.88	48,763.88
Interest Capital Reserves	154.73		0.00
Total Other Income	49,582.98	48,763.88	48,763.88
Other Expense			
Capital Reserve Expenses			
Heat tape repairs	7,048.63		
Snowmelt System -Cap Res	12,418.00		
Unscheduled -Cap Res	0.00	8,000.00	8,000.00
Total Capital Reserve Expenses	19,466.63	8,000.00	8,000.00
Total Other Expense	19,466.63	8,000.00	8,000.00
Net Other Income	30,116.35	40,763.88	40,763.88
	<u>-2,629.41</u>	<u>40,763.90</u>	<u>40,823.88</u>