Westridge Condominium

	2023 Budget	2023 Actual	2024 Budget
Ordinary Income/Expense			
Income	194,500.00	194,500.00	271,402.00
Gross Profit	194,500.00	194,500.00	271,402.00
Expense			
Merchant deposit fees	220.00	129.00	
Administrative Expense			
Accountant	500.00	410.00	450.00
Management Fees	10,200.00	10,717.45	12,000.00
Management addtl		348.88	380.00
Office Supplies - Admin	500.00	276.00	320.00
Bank, Business licenses & Fees	120.00	1,205.17	120.00
Corporate Filing Fee/Taxes	10.00	25.00	25.00
Insurance Premiums	28,570.00	27,063.88	28,570.00
Total Administrative Expense	40,120.00	40,175.38	41,865.00
Common Area			
Utilities			
Electricity - Common Area	21,500.00	19,577.04	23,000.00
Natural Gas - Common Area	17,000.00	25,128.10	28,000.00
Fire Sprinkler - Common Area	8,000.00	10,045.74	9,000.00
Telephone - Common Area	5,500.00	5,622.64	5,565.00
Water & Sewer - Common Area	29,370.00	32,224.58	32,050.00
Trash - Common Area	7,200.00	6,201.60	7,200.00
Total Utilities	88,570.00	98,799.70	104,815.00
Landscape			
Landscape Maintenance	13,000.00	12,004.27	13,503.60
Pruning and Trimming			1,490.48
Trees	3,200.00	572.00	1,500.00
Flowers	2,200.00	2,905.28	1,500.00
Sprinkler System - Common Area	750.00	2,924.70	750.00
Total Landscape	19,150.00	18,406.25	18,744.08
Total Common Area - All above	147,840.00	157,381.33	165,424.08
Cleaning & Upkeep			
Roof Shoveling	1,000.00	3,478.96	8,000.00
Light Checks			0.00
Cleaning & Upkeep - Labor-CA	4,000.00	7,762.50	10,800.00
Maintenance/Repairs Labor-CA	5,000.00	8,670.44	5,000.00
Maintenance/Repair Supplies-CA	2,600.00	6,835.53	8,000.00
Maintenance - Elevator-CA	9,400.00	15,011.87	11,000.00
Window Washing	4,000.00	3,850.00	4,000.00
Snow Removal	12,000.00	22,320.94	30,000.00
Holiday Decorations	100.00	1,628.75	0.00
Snowmelt Sys. Maint.	1,000.00	3,766.22	3,005.00

Westridge Condominium

	2023 Budget	2023 Actual	2024 Budget	
Total Cleaning & Upkeep	39,100.00	73,325.21	79,805.00	
Contingency	7,000.00	15,080.47	24,672.92	
Trash labor IN & OUT		3,525.00		
Water Damage	500.00	-	1,500.00	
Total Expense excluding contingency	187,440.00	234,231.54	246,729.08	
Total Expense including Contingency	194,440.00	249,312.01	**271,402.00**	
Net Ordinary Income	60	-54812.01	0.00	
Other Income/Expense				
Other Income				
Interest Earned	0.00	74.71	0.00	
Special Assessments	0.00	30,138.20	300,000.00	
Capital Reserve Dues	48,763.88	48,763.88	70,000.00	
Total Other Income	48,763.88	78,976.79	**370,000.00**	
Other Expense				
Capital Reserve Expenses				
Elevator replacement			174,500.00	each
Tree removal			20,000.00	
Painting Bldg B this yr/ gates			15,000.00	
Ice dam mitigation			2,500.00	
Snowmelt System -Cap Res			88,000.00	
Unscheduled -Cap Res	8,000.00	23,659.68		
Total Capital Reserve Expenses	8,000.00	23,659.68	300,000.00	
Net Other Income	40,823.88	55,317.11	70,000.00	
Total Ordinary and Other income	40,883.88	505.10	70,000.00	