

**Winslow Point Condominium Association
2025 Budget**

	<u>Consolidated</u>	<u>Townhome Group</u>	<u>Garden Style Group</u>	<u>Common</u>
Revenue				
Monthly Assessments	\$482,164	\$26,367	\$455,797	\$0
One Time Working Capital Assessment	73,480	8,415	65,065	-
One Time Replacement Reserve assessment	24,493	2,805	21,688	-
	<u>580,137</u>	<u>37,587</u>	<u>542,550</u>	<u>-</u>
Administrative Expenses				
Insurance	74,531	2,938	66,730	4,864
Accounting and Legal	3,600	-	-	3,600
Management Fee	31,907	-	-	31,907
Office and Other Admin	3,441	-	-	3,441
	<u>113,479</u>	<u>2,938</u>	<u>66,730</u>	<u>43,812</u>
Operating Expenses				
Cleaning Service	39,460	-	39,460	-
Stormwater Management Maintenance	1,500	-	-	1,500
Common Area Maintenance	23,324	4,324	15,400	3,600
Electricity/Propane	64,200	-	63,000	1,200
Elevator	8,050	-	8,050	-
Fire Sprinkler Maintenance	12,770	-	12,770	-
HVAC Preventive Maint	1,350	-	1,350	-
Irrigation Water	20,625	-	-	20,625
Landscaping	44,500	-	-	44,500
Landscaping Repairs / Enhancements	3,000	-	-	3,000
Transition / Reserve Study	10,000	-	-	10,000
Trash and Recycling Removal	54,107	2,115	51,992	-
Snow Removal	33,000	-	-	33,000
Telephone	6,300	-	6,300	-
Water and Sewer Usage	38,874	-	38,874	-
	<u>361,060</u>	<u>6,439</u>	<u>237,196</u>	<u>117,425</u>
Common Cost Allocation	-	16,990	144,246	(161,237)
Transfer to Replacement Reserves	48,385	2,805	45,580	-
Transfer to Working Capital	57,214	8,415	48,799	-
	<u>580,137</u>	<u>37,587</u>	<u>542,550</u>	<u>-</u>
Total Expenses	580,137	37,587	542,550	-
Net Surplus (Deficit)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>\$ -</u>

UNIT FEES:

Garden Style Group

Claremont	\$ 406
Hayden	\$ 521
Ivywood	\$ 534
Jameson	\$ 388
Lincoln	\$ 553
Magnolia	\$ 404
LIP 1 Bed	\$ 175
LIP 2 Bed	\$ 194
Single Parking Space	\$ 24
Double Parking Space	\$ 35

Townhome Group

All Units	\$ 561
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Note: This is an estimated budget based on estimates of operation in the budget year. This does not constitute a representation that your Association will allocate services and activities in accordance with this budget, or choose to maintain this level of maintenance and management services.