

Budget
Westborough Village Condominium

Order: KMM5ZM2M2
Address: 1 Simeon Howard Way
Order Date: 02-16-2023
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Westborough Village Condominium Trust

2023 Annual Budget

	Annual	Per Unit* (276)
Income		
Revenue		
40010 - Maintenance fee	1,160,837.00	4,205.93
Operating	1,054,984.00	3,822.41
Reserve	105,853.00	383.53
40220 - Clubhouse Income	1,500.00	5.43
40700 - Interest Income	50.00	.18
40900 - Miscellaneous Income	2,000.00	7.25
Total Revenue	1,164,387.00	4,218.79
Total Income	1,164,387.00	4,218.79
Expense		
Administrative Expenses		
50160 - Office Expense	2,000.00	7.25
50170 - Other Administrative Expense	1,000.00	3.62
50300 - Professional Fees - Acctg/Tax Prep	3,500.00	12.68
50350 - Professional Fees - Legal Fees	5,000.00	18.12
50351 - Legal Fee Recoveries	(2,500.00)	(9.06)
50370 - Management Fees	76,130.00	275.83
50600 - Insurance Expense	140,000.00	507.25
Total Administrative Expenses	225,130.00	815.69
Utility Expenses		
51000 - Electricity - GS Buildings	35,000.00	126.81
51030 - Electricity - Common Areas	32,500.00	117.75
51100 - Gas	3,500.00	12.68
51300 - Water & Sewer	125,000.00	452.90
51310 - Water & Sewer-Well Maintenance	1,000.00	3.62
51321 - Water & Sewer Reimbursement	(125,000.00)	(452.90)
51350 - Pump Station - Utilities	5,500.00	19.93
51351 - Pump Station	7,000.00	25.36
51352 - Pump Station - Repairs	3,500.00	12.68
51410 - Telephone	3,000.00	10.87
Total Utility Expenses	91,000.00	329.71

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Direct Building Expenses		
52021 - Clubhouse - Cleaning	12,000.00	43.48
52022 - Clubhouse - Maintenance	3,000.00	10.87
52024 - Clubhouse - Telephone	2,000.00	7.25
52025 - Clubhouse - Electricity	2,500.00	9.06
52027 - Clubhouse - Water	300.00	1.09
52028 - Clubhouse - Sewer	375.00	1.36
52055 - Electrical Repairs, Supplies	7,000.00	25.36
52075 - Elevator Service Contract	4,000.00	14.49
52140 - General Repairs & Maintenance	16,000.00	57.97
52180 - HVAC Contract	2,800.00	10.14
52245 - Lock Repair	1,000.00	3.62
52295 - Pest Control	3,000.00	10.87
52300 - Plumbing Repair/Replacement	1,000.00	3.62
52320 - Pool - Supplies/Service	8,000.00	28.99
52325 - Pool - Maintenance	2,000.00	7.25
52330 - Pool - Lifeguard services	36,600.00	132.61
52335 - Roof Drain & Gutter Repairs	10,000.00	36.23
52340 - Repair Material	1,000.00	3.62
52365 - Trash Removal - Dumpsters	24,000.00	86.96
52370 - Trash Removal - Curbside	35,000.00	126.81
52520 - Fire Alarm Contract	20,000.00	72.46
52560 - Intercom/Entry System	3,000.00	10.87
52580 - Fire Sprinkler Repairs	1,866.00	6.76
54000 - Janitorial Expense - GS Buildings	16,500.00	59.78
54030 - Janitorial Supplies	500.00	1.81
55020 - Irrigation Contract	5,000.00	18.12
55100 - Landscaping -Contract	165,610.00	600.04
55110 - Landscaping - Other	5,000.00	18.12
55500 - Snow/Ice Removal	245,000.00	887.68
55520 - Snow/Ice Removal-Roof Raking	2,500.00	9.06
Total Direct Building Expenses	636,551.00	2,306.34
Reserve Contribution		
59000 - Contribution to Reserves	105,853.00	383.53
Total Reserve Contribution	105,853.00	383.53
Total Expense	1,058,534.00	3,835.27

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*