White Pine Lodge Budget--2025

	Residential	Commercial	2025
COSTS - Allocated by Unit			
SMCA Dues	$ 7,680	$ 784	$ 8,464
Wireless	$ 8,774	$ 726	$ 9,500
Water	$ 38,000		$ 38,000
Sewer	$ 45,600		$ 45,600
Cable TV	$ 1,700		$ 1,700
Snow Removal	$ 2,200	$ 800	$ 3,000
Subtotal			**$ 106,264**
COSTS - Allocated by S.F. %'s			
Insurance / Contingency	$ 263,228	$ 21,772	$ 285,000
Utilities (Gas)	$ 24,014	$ 1,986	$ 26,000
Utilities (Electricity)	$ 69,271	$ 5,729	$ 75,000
Water/Sewer for CA Bathrooms	$ 1,108	$ 92	$ 1,200
Common Area Cleaning/maint.	$ 29,759	$ 2,461	$ 32,220
Front Desk Management	$ 11,230	$ -	$ 11,230
Security	$ 14,408	$ 1,192	$ 15,600
Refuse Disposal	$ 9,000	$ -	$ 9,000
Elevators	$ 23,500	$ -	$ 25,000
Repairs & Maintenance (common-contracted)	$ 12,469	$ 1,031	$ 13,500
Repais and Maintenance (Other)	$ 25,861	$ 2,139	$ 28,000
Repairs & Maintenance (major)	$ 5,542	$ 458	$ 6,000
Supplies	$ 7,851	$ 649	$ 8,500
Window Cleaning	$ -	$ -	$ -
Spa Operations	$ 8,000	$ -	$ 8,000
Telephone	$ 1,478	$ 122	$ 1,600
RESERVES	$ 69,271	$ 5,729	$ 75,000
Subtotal			**$ 620,850**
ADMINISTRATION			
Management Fee	$ 24,014	$ 1,986	$ 26,000
Legal Services	$ -	$ -	$ -
Accounting	$ 4,433	$ 367	$ 4,800
Subtotal			**$ 30,800**
TOTALS	**$ 708,390**	**$ 48,024**	**$ 757,914**