The Mansions 2025 Approved Budget

Properties: MC: The Mansions Condominiums - 3913-3959 Maple Grove Dr. Madison, WI 53719	**No dues increase - Dues remain the same for 2025**

Account Name	2025 Approved
Income	**$300/month/unit**
FEES	
HOA Dues	$86,400.00
Total FEES	**$86,400.00**
Variable Income	
Late Fee	$0.00
Total Variable Income	$0.00
Total Operating Income	**$86,400.00**
Expense	
Reserve Contribution	**$12,960.00**
Reimbursement to TLPM -	$0.00
Total Reserve Contribution	**$12,960.00**
Grounds	
Lawncare and Groundskeeping	$7,000.00
Snow Removal General	$9,000.00
Pest Control/Cleanup	$750.00
Fire Safety	$5,200.00
Total Grounds	**$21,950.00**
Condo Administrative	
TLPM Administrative -Condo	$0.00
Total Condo Administrative	**$0.00**
Building Repairs/Maintenance	
Repairs and Maintenance	$5,000.00
Plumbing/Irrigation	$500.00
Gutter Cleaning/Repairs	$2,500.00
Total Building Repairs/Maintenance	**$8,000.00**
INSURANCE	
Property Insurance	$14,848.00
Total INSURANCE	**$14,848.00**
HOA Other fees	
TLPM Inventory Out - Condo	$0.00
Total HOA Other fees	**$0.00**
MANAGEMENT FEES	
Management Fees	$9,216.00
Maintenance Coordination Fee	$400.00
Total MANAGEMENT FEES	**$9,616.00**
REPAIRS	
HVAC (Heat, Ventilation, Air)	$0.00
Total REPAIRS	**$0.00**
TAXES	
Income Tax	$0.00
Total TAXES	**$0.00**
UTILITIES	
Electricity/Gas Combo	$2,600.00
Water/Sewer/Stormwater Combo	$3,200.00
Total UTILITIES	**$5,800.00**
Misc. Expenses	
WDFI	$25.00
Legal/Accounting	$0.00
TAX PREP	$250.00
Total Misc. Expenses	**$275.00**
Total Operating Expense	**$73,449.00**
Total Operating Income	$86,400.00
Total Operating Expense	$73,449.00
NOI - Net Operating Income	**$12,951.00**
Other Income	
Interest Income Savings	$0.00
Total Other Income	**$0.00**
Other Expense	
Reserve Expense HOA	$4,810.00
Total Other Expense	**$4,810.00**
Net Other Income	**-$4,810.00**
Total Income	$86,400.00
Total Expense	$78,259.00
Net Income	$8,141.00
(Invoice not yet received for reserve expense.)	~$6000
	$2,141.00