

Transportation District 2025 Annual Budget - Approved

Account Name	2024 Annual Budget	2024 Actual 12/21/24	Dues Increase 8% 2025 Annual Budget
Income			
INCOME			
Association Dues	113,350.56	111,742.92	122,418.60
Capital/Sale Fees	0.00	679.50	0.00
Total INCOME	113,350.56	112,422.42	122,418.60
FEES			
Late Fee	0.00	150.00	0.00
Total FEES	0.00	150.00	0.00
Miscellaneous Income	0.00	900.00	0.00
Interest Income	100.00	128.45	100.00
Total Operating Income	113,450.56	113,600.87	122,518.60
Expense			
CLEANING AND MAINTENANCE			
Snow Removal	4,000.00	5,040.00	4,400.00
Fire Protection	1,900.00	2,988.47	2,000.00
Cleaning	6,000.00	5,500.00	7,200.00
Elevator Maint	1,200.00	2,380.74	1,600.00
Pest control	730.00	696.00	800.00
Garage Maintenance	1,200.00	2,406.00	1,200.00
Landscape - Trees & Other	350.00	451.13	350.00
Total CLEANING AND MAINTENANCE	15,380.00	19,462.34	17,550.00
INSURANCE			
Property, WM Comp, Dir. Insurance	15,869.00	15,622.00	20,000.00
Total INSURANCE	15,869.00	15,622.00	20,000.00
LEGAL AND OTHER PROFESSIONAL FEES			
Legal	1,000.00	533.64	1,000.00
Accounting	275.00	290.00	275.00
Other/Misc Admin	600.00	495.20	600.00
Total LEGAL AND OTHER PROFESSIONAL FEES	1,875.00	1,318.84	1,875.00
MANAGEMENT FEES			
Consulting Fees	0.00	1,200.00	
Management fees	9,330.00	9,329.88	9,889.68
Total MANAGEMENT FEES	9,330.00	10,529.88	9,889.68
Miscellaneous Expense	600.00	200.00	600.00
REPAIRS			
General Maintenance Services	6,000.00	4,457.41	6,000.00
Plumbing	0.00	632.60	0.00
Repairs Flooring/Mat Rental	1,735.88	1,868.40	1,800.00
HVAC	0.00	221.20	
Roof Repair	0.00	1,242.00	0.00
General Repairs - Labor	1,500.00	2,700.96	1,800.00
Intercoms/Security	900.00	0.00	900.00
Total REPAIRS	10,135.88	11,122.57	10,500.00
Supplies	1,250.00	4,114.55	1,450.00
UTILITIES			
Electricity	11,000.00	9,776.53	12,000.00
Gas	4,500.00	1,533.00	1,900.00
Water/Sewer	8,000.00	9,190.28	10,100.00
Garbage and Recycling	3,400.00	4,556.34	4,200.00
Phone	480.00	495.20	500.00
Total UTILITIES	27,380.00	25,551.35	28,700.00
OTHER			
Bank or Loan Fees	50.00	120.00	120.00
Owner Paid Expenses	0.00	200.42	0.00
Cable/Internet	900.00	898.80	900.00
Total OTHER	950.00	1,219.22	1,020.00
Total Operating Expense	82,769.88	89,140.75	91,584.68
Total Operating Income	113,450.56	113,600.87	122,518.60
Total Operating Expense	82,769.88	89,140.75	91,584.68
NOI - Net Operating Income	30,680.68	24,460.12	30,933.92
Other Expense			
Reserve Contribution	26,636.00	14,318.00	26,636.00
Elevator Reserve	4,000.00	2,000.00	4,000.00
Capital Improvements	0.00	8,277.88	0.00
Total Other Expense	30,636.00	24,595.88	30,636.00
Total Income	113,450.56	113,600.87	122,518.60
Total Expense	113,405.88	113,736.63	122,220.68
Net Income	44.68	-135.76	297.92