

EAST SUTTON CONDOMINIUM ASSOCIATION INC.

FY 2025 Projected Statement of Operations & FY 2026 Approved Operating Budget Summary Worksheet

	2025			2026		
	Projected thru 12/31/20225			ESCA Operating Budget		
	Monthly			Monthly		
	Per Unit	Total		Per Unit	Total	
Revenue From Members						
Monthly Dues	\$500	x 51 \$ 306,000		\$500	x 51 \$ 306,000	
Other Operating Income		Fees \$ 250		Fees	\$ 400	
		<u>\$ 306,250</u>	100%		<u>\$ 306,400</u>	100%
Unit Direct Expenses						
Water/Sewer	\$ 83.32	\$ 50,994		\$ 87.16	\$ 53,340	
Basic Cable Service	\$ 44.76	\$ 27,395		\$ 47.51	\$ 29,076	
Internet Service	\$ 35.13	\$ 21,500		\$ 37.33	\$ 22,846	
Refuse Removal - Contract	\$ 16.27	\$ 9,959		\$ 17.22	\$ 10,539	
Insurance	\$ 74.15	\$ 45,377		\$ 82.85	\$ 50,702	
Landscape - Contract	\$ 63.20	\$ 38,676		\$ 65.72	\$ 40,223	
Snow Removal - Contract	\$ 37.29	\$ 22,820		\$ 37.29	\$ 22,820	
Gutter Cleaning	\$ 2.61	\$ 1,600		\$ 2.86	\$ 1,750	
Roof/Chimney/Gutter Repair	\$ 2.45	\$ 1,500		\$ 2.45	\$ 1,500	
Painting & Supplies	\$ 2.45	\$ 1,500		\$ 2.45	\$ 1,500	
Total Unit Direct Expenses	\$ 361.63	\$ 221,320	72%	\$ 382.84	\$ 234,296	77%
Common Area Expenses & Maintenance						
Pest Control	\$ 0.25	\$ 150		\$ 0.25	\$ 150	
Maintenance/Repairs - General	\$ 5.80	\$ 3,548		\$ 4.90	\$ 3,000	
Tree Maintenance-Spraying	\$ 20.89	\$ 12,786		\$ 16.86	\$ 10,318	
Landscaping Maint & Imp.	\$ 0.98	\$ 600		\$ 3.27	\$ 2,000	
Lake/Shoreline/Meadow/Trail	\$ 0.98	\$ 600		\$ -	\$ -	
Total Common Area Maint.	\$ 28.90	\$ 17,685	6%	\$ 25.27	\$ 15,468	5%
General Management Expenses						
Management Fee - Contract	\$ 20.76	\$ 12,705		\$ 21.81	\$ 13,350	
Office Exp./Postage& Copies	\$ 1.95	\$ 1,195		\$ 1.99	\$ 1,220	
Legal & Professional	\$ 1.63	\$ 1,000		\$ 1.63	\$ 1,000	
Taxes	\$ 3.11	\$ 1,903		\$ 3.92	\$ 2,400	
Licenses & Permits	\$ 3.16	\$ 1,932		\$ 3.04	\$ 1,860	
Accounting/Tax Return	\$ 0.32	\$ 195		\$ 0.37	\$ 225	
Total General Maintenance	\$ 30.93	\$ 18,930	6%	\$ 32.77	\$ 20,055	7%
Total Expenditure	\$ 421.46	\$ 257,935		\$ 440.88	\$ 269,819	
Net Revenue less Expenses	\$ 78.95	\$ 48,315	16%	\$ 59.77	\$ 36,581	12%
Closing Fees & Reserve Interest	Per Unit			Per Unit		
		\$ 18,817			\$ 13,400	
Reserve Transfers Monthly	\$ 81.70	x51x12 \$ 50,000		\$ 59.77	x51x12 \$ 36,581	
Supplemental Reserve Pmt.	\$ 1,300	x 51 \$ 66,300		\$ 1,300	x 51 \$ 66,300	
Total Annual Reserve Deposits	Total Deposit	\$ 135,117		Total Deposit	\$ 116,281	