

White Pine Lodge Budget--2023

	Residential	Commercial	2024 Draft
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	\$ 507,985	\$ 42,015	\$ 550,000
Utilities (Gas)	\$ 24,014	\$ 1,986	\$ 26,000
Utilities (Electricity)	\$ 81,278	\$ 6,722	\$ 88,000
Water/Sewer for CA Bathrooms	\$ 1,108	\$ 92	\$ 1,200
Common Area Cleaning	\$ 23,090	\$ 1,910	\$ 25,000
Front Desk Management	\$ 5,808	\$ -	\$ 6,500
Security	\$ 12,007	\$ 993	\$ 13,000
Refuse Disposal	\$ 7,500	\$ -	\$ 7,500
Elevators	\$ 23,500	\$ -	\$ 25,000
Repairs & Maintenance (common-contracted)	\$ 26,254	\$ 2,171	\$ 28,425
Repairs and Maintenance (Other)	\$ 14,778	\$ 1,222	\$ 16,000
Repairs & Maintenance (major)	\$ 6,465	\$ 535	\$ 7,000
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			\$ 886,725
ADMINISTRATION			
Management Fee	\$ 23,090	\$ 1,910	\$ 25,000
Legal Services	\$ -	\$ -	\$ -
Accounting	\$ 2,771	\$ 229	\$ 3,000
Subtotal			\$ 28,000
TOTALS	\$ 950,200	\$ 68,597	\$ 1,020,989