

The WireWorks Historic Condominiums
2024 Operating Budget

WireWorks Condominiums		2024 Operating Budget	3%
	2023		2024
Association Dues Income	412,800		469,660
Move In Charges	1,500		800
Move Out Charges	1,500	Resales & tenants	1,200
Miscellaneous Income	2,500	Key fobs, owner reimbursement issues, storage rentals	4,500
Late Fee	1,000		1,000
2023 Surplus	16,000		8,000
TOTAL INCOME	435,300		485,160
EXPENSES			
Maintenance	30,000	Weekly maintenance hours with emergency service calls & additional hours if needed. Two year contract	37,000
Repair	18,000	General building repair	25,000
Repair-Roof	1,000		1,000
Repair windows	500		500
Clean/Repair/replacement	1,800	Cleaning of walkoff mats (4 x a year)	1,800
Maintenance Supplies	3,500		3,300
Janitorial	37,200	Weekly hours & additional hours- Two year contract	41,500
Painting	2,500	Paint & supplies	1,000
Electrical	2,500	Electrician services & light bulbs	1,000
HVAC (Heat, Ventilation	5,200	Air Handler, Electric Heaters	5,000
Plumbing	3,000	Misc pipe repairs-replacements	1,500
Elevator Inspection	14,050	Monthly service, emergency calls & state certification	13,000
Alarm Monitoring	1,850	Fire, Elevator & Burglary	1,850
Landscaping-Contract	8,000	Contract Renewal	8,000
Landscaping/Improvement	500	New plants-trees, tree pruning	1,000
Pest Control	3,900	Monthly service contract & special treatments	3,700
Snow/Weather clean-up	3,500		4,500
Management	60,295	Two year Contract	62,500
Security Service	1,600	Security camera maintenance	2,000
Insurance	46,450	Estimated Renewal 4-1-24 for D&O-Umbrella & General Liability with 15% increase. 2023 was 48,688	59,500
Electricity	28,000	Usage	25,000
Water & Sewer	28,000	Usage	27,000
Waste Removal	18,000	Trash & recycle contract renewal	16,000
Building Utilities	4,300	mechanicals	4,500
WW Admin Supplies	2,800	web site, postage, paper, ink cartridge, letterhead.	2,800
Miscellaneous	1,300	Holiday party & Miscellaneous	1,000
Legal & Accounting	6,000	Audit/Tax Return & legal delinquency letters	5,000
Taxes-Licenses-Fines	375	False Alarms	350
Life Safety Inspections	8,500	Annual inspections -sprinkler-fire alarm-emergency lights & fire extinguishers	8,500
Replacement Reserve	92,680	Monthly contribution	120,360
TOTAL EXPENSES	435,300		485,160