

CT CONDOMINIUMS 2024 BUDGET

	2023 BUDGET	PROJECTED 2023 ACTUAL	PROPOSED 2024 BUDGET	PER UNIT ANNUAL	UNIT PER MONTH	
WATER AND SEWER	\$ 87,500.00	\$ 84,000.00	\$ 87,500.00	\$ 564.51	\$ 47.04	USED 4% INCREASE OVER 2023
ELECTRIC	\$ 6,000.00	\$ 6,500.00	\$ 6,500.00	\$ 41.93	\$ 3.49	NOTE 1
SANITATION	\$ 26,650.00	\$ 26,650.00	\$ 26,650.00	\$ 171.93	\$ 14.32	RENEWED AT SAME AS 2023
NORTH GROUNDS/MAINTENANCE PRO CONTRACT:						
LAWN CARE	\$ 46,850.00	\$ 46,850.00	\$ 50,000.00	\$ 322.58	\$ 26.88	\$13.73 PER MOW/UNIT
FERTILIZER	\$ 12,300.00	\$ 12,300.00	\$ 13,000.00	\$ 83.87	\$ 6.98	
TRAIL/STREET WEED CONTROL	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ 6.45	\$ 0.53	
SNOW REMOVAL	\$ 36,105.00	\$ 41,000.00	\$ 53,600.00	345.8	28.81	\$11.52 PER PUSH/UNIT
SUB TOTALS	\$ 96,055.00	\$ 100,950.00	\$ 117,600.00	\$ 758.70	\$ 63.22	NOTE 2
TREE AND BUSH MAINTENANCE	\$ 33,360.00	\$ 40,000.00	\$ 46,000.00	\$ 296.77	\$ 24.73	NOTE 3
LANDSCAPE CONSULTING	\$ 3,000.00	\$ 3,000.00	\$ -			TO BE HANDLED BY THE COMMITTEE
BED WEEDING	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 38.70	\$ 3.22	IF WE CAN FIND SOMEONE
SPRAYING	\$ 12,200.00	\$ 10,200.00	\$ 9,500.00	\$ 61.29	\$ 5.10	
DEAD TREE REMOVAL			\$ 18,600.00	\$ 120.00	\$ 10.00	NOTE 7
CITY COST SHARING-TREES			\$ 500.00	\$ 3.22	\$ 0.26	NOTE 4
GUTTER CLEANING	\$ 3,500.00	\$ 3,500.00	\$ 4,000.00	\$ 25.80	\$ 2.15	
IRRIGATION AND WELLS	\$ 9,000.00	\$ 9,000.00	\$ 10,000.00	\$ 64.51	\$ 5.38	
TOTAL LANDSCAPING COSTS	\$ 160,615.00	\$ 170,510.00	\$ 212,200.00	\$ 1,369.03	\$ 114.08	
BUILDING REPAIRS	\$ 12,000.00	\$ 16,804.00	\$ 25,000.00	\$ 161.29	\$ 13.44	JUST A GUESS
SNOW/ICE DAM REPAIR	\$ -	\$ 45,982.00				PRAY FOR A MILD WINTER
SIGNAGE		\$ 1,640.00				I THINK WE'RE DONE
PROPERTY MANAGER	\$ 26,040.00	\$ 26,040.00	\$ 26,040.00	\$ 168.00	\$ 14.00	CONTRACT RENEWS AT THE SAME PRICE
LEGAL	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ 25.80	\$ 2.15	
ACCOUNTING	\$ 1,500.00	\$ -	\$ -			
STATE FEES	\$ 75.00	\$ 75.00	\$ 75.00	\$ 0.48	\$ 0.04	
CONCIERGE PLUS FEE	\$ 750.00	\$ 2,400.00	\$ 2,400.00	\$ 15.48	\$ 1.29	ANNUAL SOFTWARE CONTRACT
MISC ADMIN EXPENSE	\$ 1,800.00	\$ 4,919.00	\$ 3,500.00	\$ 22.58	\$ 1.88	MAILINGS, POSTAGE, ETC.
CONTINGENCY	\$ 3,490.00		\$ 24,635.00	\$ 158.93	\$ 13.24	NOTE 5
RESERVE CONTRIBUTION	\$ 120,900.00	\$ 120,900.00	\$ 158,100.00	\$ 1,020.00	\$ 85.00	NOTE 6
TOTALS	\$ 450,320.00	\$ 510,420.00	\$ 576,600.00	\$ 3,720.00	\$ 310.00	***** *****

***** ASSESSMENT NECESSARY TO MEET BUDGETED EXPENSES

NOTE 1: WORKING WITH NW ENERGY TO REMOVE STREET LIGHTS AND STOP PAYING FOR LIGHTS NOT ON OUR PROPERTY WHICH SHOULD RESULT IN OUR COSTS BEING REDUCED SUBSTANTIALLY.

NOTE 2: AFTER SECURING THREE PROPOSALS, THE BOARD APPROVED ENTERING INTO A CONTRACT WITH NORTH GROUNDS (FORMERLY MAINTENANCE PRO) TO ADD SNOW REMOVAL TO THEIR EXISTING CONTRACT. THEIR PROPOSAL WAS THE BEST BOTH FINANCIALLY AND FROM A QUALITY STANDPOINT. THEIR EQUIPMENT IS FIRST RATE AND THEIR REFERENCES WERE GLOWING.

NOTE 3: ESTIMATE BASED ON A PROPOSAL FROM ARBORCARE TO TRIM ALL TREES AND BUSHES

NOTE 4: COST TO PARTICIPATE IN A COST SHARING PROGRAM WITH THE CITY OF BOZEMAN TO REPLACE 5 TREES ON OUR BOULEVARDS.

NOTE 5: WE HAVE SEVERAL CONTINGENCIES. THE FIRST IS THE REMOVAL/REPLACEMENT OF DEAD TREES. THE SECOND IS THE POSSIBILITY OF NEEDING TO MOVE OR REPLACE A DRAIN PIPE WE HAVE THAT ENCROACHES ON THE PROPERTY TO THE NORTH OF US. THE THIRD IS MORE SNOW DAMAGE. FIFTH IS THE POSSIBLE NEED FOR INSTALLATION OF ADDITIONAL HEAT TAPE.

NOTE 6: THE COSTS FOR ROOFING, SIDING AND PAINTING HAVE SKYROCKETED, REQUIRING US TO RE-EVALUATE OUR RESERVE REQUIREMENTS. THE INCREASE IS \$20 PER MONTH.

NOTE 7: COST BASED ON A PROPOSAL FROM BOZEMAN ARBORCARE FOR THE REMOVAL OF 46 DEAD TREES AND 28 DEAD SHRUBS, INCLUDING STUMP GRINDING AT A COST OF \$15,100, PLUS A \$3,500 CONTINGENCY FOR ADDITIONAL TREES DYING THIS WINTER.