

Regal Chateaux Condominium Association
2025 Budget Final
December 1, 2024

	<u>2025</u>	<u>2024</u>	<u>Variance</u>
INCOME			
Assessments	\$ 491,485.00	\$ 481,833.00	\$ 9,652.00
Late Fees	\$ 2,100.00	\$ 2,100.00	\$ -
Clubhouse Rental	\$ 250.00	\$ 250.00	\$ -
Interest Earned	\$ 1,200.00	\$ 1,200.00	\$ -
Miscellaneous	\$ 3,500.00	\$ 3,500.00	\$ -
Move-In/Out Fees	\$ 3,500.00	\$ 3,500.00	\$ -
Rental Income - Units	\$ -	\$ -	\$ -
Total Income	<u>\$ 502,035.00</u>	<u>\$ 492,383.00</u>	<u>\$ 9,652.00</u>

EXPENSES			
ADMINISTRATIVE EXPENSES			
	<u>2025 Budget</u>	<u>2024 Budget</u>	<u>Variance</u>
Accounting Fees	\$ 600.00	\$ 600.00	\$ -
Garage Assessment	\$ 132.00	\$ 132.00	\$ -
Insurance - General	\$ 121,000.00	\$ 108,000.00	\$ 13,000.00
Insurance - Loss	\$ -	\$ -	\$ -
Legal Fees	\$ 2,500.00	\$ 2,000.00	\$ 500.00
Management Fees	\$ 21,530.00	\$ 20,604.00	\$ 926.00
Postage/Copies	\$ 1,600.00	\$ 2,200.00	\$ (600.00)
Real Estate Taxes (Garage)	\$ 140.00	\$ 140.00	\$ -
Income Taxes	\$ 100.00	\$ 100.00	\$ -
TOTAL ADMINISTRATIVE EXPENSE	<u>147,602.00</u>	<u>133,776.00</u>	<u>13,826.00</u>

MAINTENANCE EXPENSE			
	<u>2025 Budget</u>	<u>2024 Budget</u>	<u>Variance</u>
Hallway Cleaning	\$ 14,880.00	\$ 14,880.00	\$ -
Landscape/Snow Contract	\$ 32,271.00	\$ 32,271.00	\$ -
Pond Maintenance - Aquatic Weed Control	\$ 150.00	\$ 150.00	\$ -
Snow Expense - Other	\$ 6,000.00	\$ 6,000.00	\$ -
TOTAL MAINTENANCE EXPENSE	<u>\$ 53,301.00</u>	<u>\$ 53,301.00</u>	<u>\$ -</u>

UTILITY EXPENSE			
	<u>2025 Budget</u>	<u>2024 Budget</u>	<u>Variance</u>
Telephone	\$ -	\$ 546.00	\$ (546.00)
Electric	\$ 25,000.00	\$ 25,000.00	\$ -
Gas	\$ 1,450.00	\$ 1,450.00	\$ -
Water & Sewer	\$ 70,000.00	\$ 67,000.00	\$ 3,000.00
TOTAL UTILITY EXPENSE	<u>\$ 96,450.00</u>	<u>\$ 93,996.00</u>	<u>\$ 2,454.00</u>

MISCELLANEOUS EXPENSE

	<u>2025 Budget</u>	<u>2024 Budget</u>	<u>Variance</u>
Timbers Replacement	\$ 1,000.00	\$ 1,000.00	\$ -
Exterminating	\$ 3,000.00	\$ 3,000.00	\$ -
Bridge Repair	\$ 5,000.00	\$ 5,000.00	\$ -
Repair & Maintenance Miscellaneous	\$ 16,000.00	\$ 15,000.00	\$ 1,000.00
Carpet Cleaning	\$ 6,400.00	\$ 6,400.00	\$ -
Clubhouse Maintenance	\$ 250.00	\$ 250.00	\$ -
Concrete/Sidewalk Repairs	\$ 4,700.00	\$ 4,700.00	\$ -
Electric Repairs	\$ 3,000.00	\$ 3,000.00	\$ -
New Carpeting	\$ -	\$ -	\$ -
Interior Painting - Interior Halls	\$ 2,000.00	\$ 2,000.00	\$ -
On-Site Maintenance Staff	\$ 44,000.00	\$ 44,000.00	\$ -

MISCELLANEOUS EXPENSE (cont.)

	<u>2025 Budget</u>	<u>2024 Budget</u>	<u>Variance</u>
Landscape Improvements	\$ 2,000.00	\$ 2,000.00	\$ -
Exterior Painting	\$ -	\$ -	\$ -
Plumbing Repairs/Catch Basin	\$ 5,000.00	\$ 5,000.00	\$ -
Pool Repair & Service	\$ 9,672.00	\$ 8,575.00	\$ 1,097.00
Roof Repair	\$ 3,500.00	\$ 3,500.00	\$ -
Sealcoating/Repairs	\$ 200.00	\$ 10,200.00	\$ (10,000.00)
Vent Cleaning	\$ 9,360.00	\$ 9,360.00	\$ -
Special Projects	\$ -	\$ -	\$ -
<u>TOTAL MISCELLANEOUS EXPENSE</u>	<u>\$ 115,082.00</u>	<u>\$ 122,985.00</u>	<u>\$ (7,903.00)</u>

Reserve Fund	\$ 89,600.00	\$ 88,325.00	\$ 1,275.00
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TOTAL EXPENSES	<u>\$ 502,035.00</u>	<u>\$ 492,383.00</u>	<u>\$ 9,652.00</u>
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TOTAL INCOME	<u>\$ 502,035.00</u>	<u>\$ 492,383.00</u>	<u>\$ 9,652.00</u>
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