

LANSING POINT 2024 BUDGET AND MONTHLY CONDO FEE

	2024 Estimate	Notes
REVENUE		
Fees	\$157,893	
Interest	\$2,000.00	
	\$159,893	

EXPENSES	2024 Estimate	Notes
Accounting	\$4,763.00	No increase from 2023
Bank Charges	\$100.00	
Blue Bins/Recycling	\$1,240.00	5% increase for 2023 Estimate
Contingency	\$0.00	Not required
Carpet Cleaning	\$0.00	Carpet Ceaning is now part of broad janitorial contract
Common Property Insurance	\$37,223.00	A \$15,000 increase from 2023 as a result of property reassessed at \$14,000,000 for replacement up from \$9,500,000
Condo Management	\$16,330.00	No increase from 2023
Electricity	\$8,120.00	A 3.5% increase in rates in 2024 over 2023 actuals
Elevator Maintenance	\$10,709.00	
Fire Alarm Maintenance	\$1,800.00	Approximately \$3,000 less than 2023 - new contractor
Janitorial	\$6,000.00	We have developed a specific janitorial contractor with firm deliverables with
Landscaping	\$6,000.00	A contract for more comprehensive services is currently being circulated for
Office Supplies / Board Meetings	\$250.00	
Organics	\$450.00	an approx 5% increase over 2023 actuals
Repairs, Maintenance & Supplies	\$10,000.00	This is a 247% increase over 2023 estimate but a 4% decrease over 2023 actuals
Reserve Fund Contribution	\$0.00	The \$30,000 recommended contribution for 2024 placed in Special Projects
Reserve Fund Study	\$0.00	Note: this will have to be budgeted for in 2025
Snow Removal - Lot	\$6,500.00	Anticipating 4 snow removals @ \$1,600 each. The "savings" is the result of sidewalk clearing is now carved out under a separate line. Total of the two lines reflect a net savings over 2023 estimates
Snow Removal - Sidewalk	\$4,250.00	This is a new line and each clearing cost \$85. This anticipates a total of 50 clearings in the year
Special Projects	\$30,000.00	To be expensed against the reserve fund at approx \$29,000 1.) Gate 2.) Fence 3.) Sidewalk 4.) Painting
Telephone/Intercom	\$2,000.00	A 3.5% increase over 2023 estimate
Waste Removal	\$4,158.00	Major increase in tipping fees at the dump
Water Sewer	\$4,200.00	Anticipating a 5% increase over 2023 estimate.
Website - Digital Media	\$0.00	Note: the 2026 budget will need to reflect the renewal of the license, domain name and hosting
Window Washing	\$3,800.00	5% increase
Total Expenses	\$157,893.00	
Condo Fees	\$657.89	