

# Wellington III Condo Association, Inc.

## 2025 Annual Budget Approved

Monthly Dues Remain the Same

2023	2024	2025
Actual	Actual	Proposed

### INCOME

Association Dues	\$366,269.13	\$366,269.13	\$366,269.13
Interest Income	\$2,442.12	\$6,086.10	\$5,000.00
Total Income	\$368,711.25	\$372,355.23	\$371,269.13

### EXPENSES

Landscaping Contract		\$4,700.00	\$4,700.00
Landscape, Trees/Shrubs	\$18,909.00	\$2,277.00	\$5,000.00
Landscape/Irrigation Repair/Grounds Non-Contract	\$15,172.34	\$8,304.46	\$16,000.00
Repair & Maintenance	\$27,365.28	\$30,499.92	\$30,000.00
Janitorial-Contract	\$57,868.00	\$57,900.00	\$57,900.00
Janitorial Supplies, Carpet Cleaning	\$18,156.97	\$14,973.92	\$17,500.00
Windows	\$1,200.00	\$1,200.00	\$1,300.00
HVAC	\$8,132.26	\$8,020.41	\$8,200.00
Elevator Expenses	\$7,372.65	\$61,556.42	\$3,500.00
Elevator- Contract	\$5,478.31	\$5,478.31	\$6,000.00
Snow Removal	\$4,845.62	\$1,345.85	\$3,500.00
Pest Control	\$517.50	\$1,666.50	\$1,700.00
Parking Lot/Sweeping/Asphalt Sealing	\$2,436.60	\$558.00	\$2,500.00
Management	\$9,450.00	\$10,050.00	\$10,650.00
Security Services	\$3,345.10	\$3,806.25	\$3,900.00
Alarm Line	\$1,049.29	\$1,023.74	\$1,050.00
Insurance	\$13,876.00	\$14,599.00	\$15,000.00
Property Taxes	\$52,222.64	\$78,867.22	\$78,900.00
Electric/Gas	\$59,628.28	\$62,312.20	\$63,000.00
Water & Sewer	\$6,166.18	\$7,965.87	\$8,000.00
Trash	\$8,989.91	\$7,876.79	\$8,500.00
Office Expense	\$296.53	\$511.96	\$550.00
Legal/Prof. Services		\$186.27	\$100.00
Tax Preparation	\$220.00	\$275.00	\$250.00
Federal Taxes			
Registration Fees: DORA/SOS	\$53.00	\$40.00	\$53.00

Capital Reserve	\$20,000.00		\$20,000.00
<b>Total Expenses</b>	\$342,751.46	\$385,995.09	\$367,753.00
<b>Net Income</b>	\$25,959.79	-\$13,639.86	\$3,516.13

### Accounts YTD, 2025:

Operating Cash: \$73,907.70

Reserve Savings Account: \$189,958.60

**Total Association Balance: \$263,866.30**