

Avery Square
2025 Budget

APPROVED BY
BOP 11-25

		82 units
2025 Quarterly Fee per Unit	\$	1,081.99
2025 Total Budget	\$	354,893.00
2024 Quarterly Fee per unit	\$	1,042.45
Comparison		3.79% Increase

	Year to Date as of 8/31/24	Projected Year End	2024 Budget	2025 Budget
Administration				
ASQ-401 Review	0.00	0.00	0.00	3,500.00
ASQ-402 Bank Charges	0.00	0.00	0.00	100.00
ASQ-411 Filing Fees	70.00	70.00	80.00	100.00
ASQ-420 Insurance	5,464.17	8,497.01	8,400.00	10,000.00
ASQ-424 Legal	136.00	200.00	4,000.00	3,000.00
ASQ-442 Management/Accounting	8,800.00	13,200.00	13,200.00	13,860.00
ASQ-448 Office Expense	1,215.94	1,820.00	1,500.00	1,500.00
ASQ-466 Taxes	353.00	353.00	275.00	353.00
Subtotal	16,039.11	24,140.01	27,455.00	32,413.00
Expense				
ASQ-403 Building Maintenance	5,964.96	8,950.00	0.00	7,500.00
Subtotal	5,964.96	8,950.00	0.00	7,500.00
Gate				
ASQ-407 Gate Repairs	266.88	400.00	4,800.00	3,400.00
ASQ-409 Gate Maintenance	1,185.74	3,420.00	5,000.00	4,000.00
ASQ-459 Security Cameras	3,095.34	4,640.00	2,800.00	2,800.00
Subtotal	4,547.96	8,460.00	12,600.00	10,200.00
Grounds Maintenance				
ASQ-405 Sidewalk Maintenance	0.00	0.00	1,000.00	1,000.00
ASQ-416 Grounds Maintenance	102,057.00	153,090.00	150,220.00	168,300.00
ASQ-423 Lake Management	7,133.49	10,700.00	5,200.00	8,000.00
ASQ-446 Mulch/Pinestraw	0.00	36,100.00	40,000.00	38,000.00
ASQ-447 Landscape repair/replace	5,359.00	8,040.00	22,000.00	15,000.00
ASQ-449 Pet waste Stations	880.00	1,320.00	2,400.00	1,500.00
ASQ-450 Pest Control	1,960.00	2,940.00	1,100.00	3,090.00
ASQ-464 Sprinkler Repairs	3,285.00	4,930.00	11,000.00	8,000.00
ASQ-471 Holiday Decorations	1,854.50	3,709.00	3,000.00	3,890.00
ASQ-474 Tree Trim/Removal	9,011.00	9,011.00	19,950.00	12,000.00
Subtotal	131,539.99	229,840.00	255,870.00	258,780.00
Utilities				
ASQ-408 Electricity	12,677.20	19,020.00	24,000.00	24,000.00
Subtotal	12,677.20	19,020.00	24,000.00	24,000.00
Transfers to Reserves				
ASQ-800 To Reserves	14,666.64	21,999.96	22,000.00	22,000.00
Subtotal	14,666.64	21,999.96	22,000.00	22,000.00
Total	185,435.86	312,409.97	341,925.00	354,893.00

2025 Reserve Funding	Balance Year to Date	Projected Year End	2024 Budget	2025 Budget	Estimated Replace Cost	Est. balance Req.	Total Life	Remain n Life
Capital Contribution	16,164.32	16,164.32	0.00	0		(16,164.32)		
Wall	22,616.52	24,819.32	6,608.40	6,608.40		(24,819.32)		
Road	31,959.80	34,135.12	6,525.96	6,525.96		(34,135.12)		
Gate	11,885.84	13,927.16	6,123.96	6,123.96		(13,927.16)		
Irrigation	7,012.54	7,926.42	2,741.64	2,741.68		(7,926.42)		
Total	89,639.02	96,972.34	21,999.96	22,000.00	0.00	(96,972.34)		