

Spyglass Landing
2025 Budget
84 Units

7056

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	Assump tion
# Units:	84	84	84	84	84	84	84	84	84	84	84	84		
Monthly Condo Fee Per Unit:	700													
Revenue														
Assessment income	58,873	58,873	58,873	58,873	58,873	58,873	58,873	58,873	58,873	58,873	58,873	58,873	706,476	
Late Fee income	25	50	25	50	25	50	25	50	25	50	25	50	450	
Special assessment													0	
Operating account Interest Income	66	66	66	66	66	66	66	66	66	66	66	66	792	
Total Revenue	58,964	58,989	58,964	58,989	58,964	58,989	58,964	58,989	58,964	58,989	58,964	58,989	707,718	
Administrative Expenses														
Management Fee	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	34,800	A
Accounting-review of financial stmts & tax return prep					1,500								1,500	B
Legal & Professional Fees													-	C
Bank Fees													0	
Federal income tax				9,000									9,000	D
Excise tax to Commonwealth of MA				6,000									6,000	D
Capital Reserve Analysis (2016 - \$9,200)					0								0	E
Miscellaneous Admin.	100	100	100	100	100	100	100	100	100	100	100	100	1,200	F
Total Administrative Expense	3,000	3,000	3,000	18,000	4,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	52,500	
Operating Expenses														
Waste Water Treatment Plant														
Normal O&M														
W&S Contract	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	51,142	G
Sludge Pumping - Wind River Environmental											10,000		10,000	G
Chemicals	123	123	123	123	123	123	123	123	123	123	123	123	1,474	G
	4,385	4,385	4,385	4,385	4,385	4,385	4,385	4,385	4,385	4,385	14,385	4,385	62,616	
Septic System Repair														
Call backs	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000	G
Pump repair/replace (see assumption G)		6,000											6,000	G
Spare Pumps														
	1,750	7,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	27,000	
Rockland Trust Escrow Agent Fee														
Electricity	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	31,500	G
Telephone	70	70	70	70	70	70	70	70	70	70	70	70	845	G
Natural Gas for the generator	58	58	58	58	58	58	58	58	58	58	58	58	700	G
Generator Maintenance		775						775					1,550	G
Security	75	75	75	75	75	75	75	75	75	75	75	75	895	G
Environmental Annual Fee												8,320	8,320	G
													0	G
Total WWTP	8,963	16,738	8,963	8,963	8,963	8,963	8,963	9,738	8,963	8,963	18,963	17,283	134,426	
Grounds:														
Landscape														
Lawn Maintenance & Landscape (Brandon)					10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	75,600	H

Spyglass Landing
2025 Budget
84 Units

7056

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total	Assump tion
Spring and Fall cleanup				8,875							14,800		23,675	H
Turf Fertilizing Program					8,250				2,750	2,750	2,750		16,500	H
Tree and bush pruning - included in Brandon's contract							9,800						9,800	H
Tree work, storm damage, shrub replacement													0	H
Mulch entire complex (paid with special assessment)														
Total Brandon contract				8,875	19,050	10,800	20,600	10,800	13,550	13,550	28,350	0	125,575	
Irrigation														
Irrigation - Spring start up and Fall close down					2,500					900			3,400	H
Irrigation Repairs & Maintanance(Rainfall Irr)				1,143	1,143	1,143	1,143	1,143	1,143	1,143			8,000	H
Irrigation Water					4,750							4,750	9,500	H
Snow removal- Taylor	20,000	11,000	11,000	5,000								20,000	67,000	H
Total Grounds	20,000	11,000	11,000	15,018	27,443	11,943	21,743	11,943	14,693	15,593	28,350	24,750	213,475	
Insurance:														
Package Policy - 2/1/24-2/1/25	4,817	5,817	5,817	5,817	5,817	5,817	5,817	5,817	5,817	5,817	5,817	5,817	68,800	I
Umbrella liability	165	300	300	300	300	300	300	300	300	300	300	300	3,465	I
Officers and Directors & Crim	226	260	260	260	260	260	260	260	260	260	260	260	3,086	I
Workers Comp													348	I
Total Insurance	5,208	6,725	6,377	6,377	6,377	6,377	6,377	6,377	6,377	6,377	6,377	6,377	75,699	
Utilities														
Electricity - Street lamps & other non V	250	250	250	250	250	250	250	250	250	250	250	250	3,000	J
Repairs & Maintenance														
Concrete repairs- walkways (see assumption K)													0	K
Asphalt R&M					2,500								2,500	K
Painting and related carpentry													0	K
Roofing and siding issues													0	K
Clear retention pond behind 31-39 Spyglass						500							500	K
Other Maintenance	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	33,298	K
Total Repairs & Maintenance	2,775	2,775	2,775	2,775	5,275	3,275	2,775	2,775	2,775	2,775	2,775	2,775	36,298	
Other														
Gutter Cleaning											4,500		4,500	L
"Soft" washing of all buildings							13,000						13,000	M
Extermination						1,250				1,250			2,500	N
New flag					100								100	
Total Other	-	-	-	-	100	1,250	13,000	-	-	1,250	4,500	-	20,100	
Total expense before reserve contributions	40,196	40,488	32,365	51,382	52,907	35,057	56,107	34,082	36,057	38,207	64,215	54,435	535,498	
Reserves														
Long-term reserves	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060	156,720	P
WWTP replacement required by Com	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	15,500	Q
Total Reserves	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	14,352	172,220	
Total Expense	54,548	54,839	46,716	65,734	67,259	49,409	70,459	48,434	50,409	52,559	78,566	68,786	707,718	
Net income (Loss)	4,417	4,150	12,248	(6,745)	(8,295)	9,580	(11,495)	10,555	8,555	6,430	(19,602)	(9,797)	(0)	