

Donner Towers

2025 HOA Budget

	2025 Budget	2024 Estimated Actuals
Operating Income		
Association Fees- Operating	258,605	213,000
Fines/Interest/Other	3,200	3,200
Total Operating Income	261,805	216,200
Operating Expenses		
Management Fees	15,000	7,300
Carpets/Floors	1,000	1,000
Cleaning	6,000	5,000
Copies and Mailing	100	100
Elevator	30,000	50,266
Fire/Security Alarm	7,000	11,440
Insurance	79,005	68,700
Legal/Professional Exp	5,000	4,000
Maint. and Repairs	10,000	7,024
Maint. Supplies	3,000	3,000
Payroll	30,000	27,000
Pool	5,000	4,100
Snow Removal	5,000	5,000
Taxes and License	500	500
Cable/Internet	16,000	16,000
Electrical	11,000	11,000
Garbage	7,500	7,500
Natural Gas	4,000	4,000
Telephone	3,000	3,000
Water & Sewer	14,500	14,200
Water Softener	2,000	1,500
Yardcare	4,000	4,000
Operating Subtotal	258,605	255,631
Reserve/Emergency Income		
Reserve balance carryover	252,142	365,214
Association Fees- Reserve	112,195	147,000
Interest	500	700
Assessment	64,000	60,000
Total Reserve Income	428,837	572,914
Reserve Expenditures		
Transfer to Emergency Fund	2,400	2,400
940 Vestibule/East Expansion Joint		181,738
Roof		
Sewer Emergency		64,382

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Landscaping Lights		5,542
Elevator Reserve		7,097
Engineering Study/Bid Prep		2,515
A/C Conduit Replacement		8,192
Spa resurfacing		9,475
Insurance Evaluation		4,615
Update CC&R	8,000	
960 Lobby Update	5,000	
Carbon Monoxide Detector Replac	3,640	
Balcony repair/resurfacing	50,000	
Stucco Surface repair/repaint	11,000	
Metal Fencing Repaint	3,000	
Metal Railings Repaint	82,000	
Pool Filter/Pump Replacement	6,500	
Total Reserve Expenditures	171,540	281,341
Surplus/(Deficit)	260,497	252,142