

The Atrium Condominium Owners Association, Inc.

Approved 2025 Budget

	2025
	Annual Budget
Income	
Maintenance Fees	236,076.00
Reserve Income	20,366.66
Parking Income	2,000.00
Total Income	258,442.66
Expenses	
Administrative	
Accounting/Tax Prep	400.00
Annual Fees	200.00
Bank Charges	200.00
Building Insurance	80,000.00
Flood Insurance	12,983.00
Workers Comp	813.00
Legal Fees	1,000.00
Licenses & Permits	1,000.00
Office Supplies	500.00
Screening Expense	400.00
Violation Fines	1,000.00
Total Administrative Expenses	98,496.00
Contracts	
Maintenance Personnel	12,000.00
Cleaning Company	13,000.00
Elevator Services	5,100.00
Elevator Monitoring	850.00
Intercom Service	650.00
Landscaping and Groundskeeping	5,000.00
Property Management Fees	8,400.00
Pool Maintenance	4,680.00
Total Contracts	49,680.00
Repairs & Maintenance	
Cameras and Callbox Expenses	500.00
Electrical	1,000.00
Fire Extinguishers	700.00
Fire/Life Safety	700.00
Landscaping Additions	2,500.00
Lock & Gate Repair	500.00
Pest Control	4,000.00
Plumbing	2,000.00
Pool/Furniture Repairs	2,500.00
General R & M	4,000.00
R & M Supplies	500.00

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Total Repairs & Maintenance	18,900.00
Utilities	
Electric	4,000.00
Gas	5,000.00
Internet	2,000.00
Telephone Expense	0.00
Water	60,000.00
Total Utilities	71,000.00
Total Expenses	238,076.00
Reserves	
Roof Replacement	4,333.33
Painting & Structural	13,333.33
Pavement Resurfacing	1,200.00
Pool Resurfacing	1,500.00
	20,366.66
Total Expenses	258,442.66