

East Green Condominium, Inc.
Approved Operating and Reserve Budget
January 1, 2025 - December 31, 2025

Association Expenses Collectible by assessments	Operating Budget				
	2024	2025			
	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Income					
Operating Assessment	\$235,308.65	\$241,174.41	\$20,097.87	\$3,546.68	\$295.56
Reserve Assessment	\$29,889.77	\$28,103.82	\$2,341.99	\$413.29	\$34.44
Sale of Condo Unit			\$0.00	\$0.00	\$0.00
Interest Income			\$0.00	\$0.00	\$0.00
Application Fees			\$0.00	\$0.00	\$0.00
Late Charges			\$0.00	\$0.00	\$0.00
Prior Year Surplus			\$0.00	\$0.00	\$0.00
Total Income	\$265,198.42	\$269,278.23	\$22,439.85	\$3,959.97	\$330.00
Administration of the association					
Legal	\$2,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Tax Preparation	\$3,000.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Management Fees	\$14,000.00	\$14,900.00	\$1,241.67	\$219.12	\$18.26
Div of Condo Fees	\$272.00	\$272.00	\$22.67	\$4.00	\$0.33
Bank Charges	\$360.00	\$360.00	\$30.00	\$5.29	\$0.44
Office Expense	\$1,500.00	\$1,500.00	\$125.00	\$22.06	\$1.84
Corp Annual Fees	\$61.25	\$61.25	\$5.10	\$0.90	\$0.08
Insurance	\$120,000.00	\$130,000.00	\$10,833.33	\$1,911.76	\$159.31
Contingency	\$3,590.40	\$2,260.32	\$188.36	\$33.24	\$2.77
Total Administrative Expense	\$144,783.65	\$154,353.57	\$12,862.80	\$2,269.91	\$189.16
Grounds Expense					
Irrigation Maintenance	\$2,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Lawn Maintenance	\$37,800.00	\$37,800.00	\$3,150.00	\$555.88	\$46.32
Other Grnds Maintenance	\$2,500.00	\$2,500.00	\$208.33	\$36.76	\$3.06
Mulch & Plantings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$16,000.00	\$10,000.00	\$833.33	\$147.06	\$12.25
Fertilizer/Pest Control	\$6,000.00	\$6,000.00	\$500.00	\$88.24	\$7.35
Total Grounds Expense	\$64,300.00	\$58,300.00	\$4,858.33	\$857.35	\$71.45

	2024	2025			
Association Expenses Collectible by assessments	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Building Expense					
Building Maintenance Janitorial	\$3,000.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Pest Control	\$2,490.00	\$2,490.00	\$207.50	\$36.62	\$3.05
CH A/C Service			\$0.00	\$0.00	\$0.00
Fire Extinguishers	\$75.00	\$75.00	\$6.25	\$1.10	\$0.09
Total Building Expense	\$5,565.00	\$5,565.00	\$463.75	\$81.84	\$6.82
Pool Area Expense					
Pool Maintenance	\$3,960.00	\$4,260.00	\$355.00	\$62.65	\$5.22
Pool Repairs	\$1,500.00	\$1,500.00	\$125.00	\$22.06	\$1.84
Pool Permit	\$100.00	\$100.00	\$8.33	\$1.47	\$0.12
Total Pool Area Expense	\$5,560.00	\$5,860.00	\$488.33	\$86.18	\$7.18
Other Expense					
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utility Expenses:					
Electric	\$13,000.00	\$14,000.00	\$1,166.67	\$205.88	\$17.16
Water & Sewer	\$2,100.00	\$3,100.00	\$258.33	\$45.59	\$3.80
Total Utilities Expense	\$15,100.00	\$17,100.00	\$1,425.00	\$251.47	\$20.96
Rent for recreational and other commonly use facilities			\$0.00	\$0.00	\$0.00
Security Provisions			\$0.00	\$0.00	\$0.00
Taxes					
Upon Association Property			\$0.00	\$0.00	\$0.00
Upon Leased Areas			\$0.00	\$0.00	\$0.00
Florida Intangible			\$0.00	\$0.00	\$0.00
US Income			\$0.00	\$0.00	\$0.00
Expenses for a unit owner:					
a. Rent for the unit, if subject to a lease			\$0.00	\$0.00	\$0.00
b. Rent payable under recreational lease			\$0.00	\$0.00	\$0.00
Operating Total	\$235,308.65	\$241,178.57	\$20,098.21	\$3,546.74	\$295.56
Reserve Total	\$29,889.77	\$28,103.82	\$2,341.98	\$413.29	\$34.44
Total Operating & Reserve	\$265,198.42	\$269,282.39	\$22,440.20	\$3,960.04	\$330.00

East Greens Condominium, Inc.
Approved Reserve Budget

	Replacement Cost	Projected Balance 12/31/2024	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting 1	\$12,000.00	\$7,333.40	7	2	\$2,333.30	\$2.86
Painting 2	\$16,800.00	\$0.00	7	7	\$2,400.00	\$2.94
Painting 3	\$12,000.00	\$0.00	7	7	\$1,714.29	\$2.10
Painting 4	\$5,415.51	\$158.34	7	7	\$751.02	\$0.92
Painting 5	\$7,200.00	\$5,549.99	7	3	\$550.00	\$0.67
Painting 6	\$14,400.00	\$13,259.97	7	3	\$380.01	\$0.47
Roof Replacement	\$30,000.00	\$5,285.32	15	12	\$2,059.56	\$2.52
Paving	\$120,000.00	\$115,059.70	20	5	\$988.06	\$1.21
Seal Coating	\$10,000.00	\$8,500.00	5	1	\$1,500.00	\$1.84
Tree Trimming	\$5,790.18	\$1,766.10	4	1	\$4,024.08	\$4.93
Pool Equipment	\$10,000.00	\$8,333.04	10	6	\$277.83	\$0.34
Wells	\$33,600.00	\$25,689.99	30	6	\$1,318.34	\$1.62
Drainage	\$65,000.00	\$12,425.39	45	33	\$1,593.17	\$1.95
Furniture/Fixtures	\$6,000.00	\$4,045.51	5	3	\$651.50	\$0.80
Clubhouse	\$20,000.00	\$10,412.72	25	3	\$3,195.76	\$3.92
Pool/Spa	\$28,000.00	\$14,899.28	15	3	\$4,366.91	\$5.35
Irrigation System	\$11,000.00	\$11,000.00	10	10	\$0.00	\$0.00
Gen Res- Capital Project		\$12,161.97			\$0.00	\$0.00
Irrigation Deficit		\$0.00			\$0.00	\$0.00
Total Reserves	\$407,205.69	\$255,880.72			\$28,103.82	\$34.44