

East Green Condominium, Inc.
Approved Operating and Reserve Budget
January 1, 2024 - December 31, 2024

Association Expenses Collectible by assessments	Operating Budget				
	2023	2024			
	Association Annual	Association Annual	Monthly	Each Unit Annual	Each Unit Monthly
Income					
Operating Assessment	\$204,115.97	\$235,308.65	\$19,609.05	\$3,460.42	\$288.37
Reserve Assessment	\$40,681.15	\$29,889.77	\$2,490.81	\$439.56	\$36.63
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	\$244,797.12	\$265,198.42	\$22,099.87	\$3,899.98	\$325.00
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	\$12,444.00	\$14,000.00	\$1,166.67	\$205.88	\$17.16
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	\$89,000.00	\$120,000.00	\$10,000.00	\$1,764.71	\$147.06
Contingency	\$1,305.60	\$3,590.40	\$299.20	\$52.80	\$4.40
Total Administrative Expense	\$109,942.85	\$144,783.65	\$12,065.30	\$2,129.17	\$177.43
Grounds Expense					
Irrigation Maintenance	\$2,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Lawn Maintenance	\$36,000.00	\$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	\$2,700.00	\$0.00	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$15,535.00	\$16,000.00	\$1,333.33	\$235.29	\$19.61
Fertilizer/Pest Control	\$6,000.00	\$6,000.00	\$500.00	\$88.24	\$7.35
Total Grounds Expense	\$64,735.00	\$64,300.00	\$5,358.33	\$945.59	\$78.80

	2023	2024			
Association Expenses Collectible by assessments	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Building Expense					
Building Maintenance Janitorial	\$3,300.00	\$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	\$0.00
Fire Extinguishers	\$75.00	\$75.00	\$6.25	\$1.10	\$0.09
Total Building Expense	\$5,865.00	\$5,565.00	\$463.75	\$81.84	\$6.82
Pool Area Expense					
Pool Maintenance	\$3,960.00	\$3,960.00	\$330.00	\$58.24	\$4.85
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	\$5,560.00	\$463.33	\$81.76	\$6.81
Other Expense					
Bad Debt	\$2,913.12	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Expense	\$2,913.12	\$0.00	\$0.00	\$0.00	\$0.00
Utility Expenses:					
Electric	\$13,000.00	\$13,000.00	\$1,083.33	\$191.18	\$15.93
Water & Sewer	\$2,100.00	\$2,100.00	\$175.00	\$30.88	\$2.57
Total Utilities Expense	\$15,100.00	\$15,100.00	\$1,258.33	\$222.06	\$18.50
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	\$204,115.97	\$235,308.65	\$19,609.05	\$3,460.42	\$288.37
Reserve Total	\$40,681.15	\$29,889.77	\$2,490.81	\$439.56	\$36.63
Total Operating & Reserve	\$244,797.12	\$265,198.42	\$22,099.87	\$3,899.98	\$325.00

East Greens Condominium, Inc.
Approved Reserve Budget
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	Replacement Cost	Projected Balance 12/31/2023	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting 1	\$12,000.00	\$5,000.10	7	3	\$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	\$0.00	7	7	\$773.64	\$0.95
Painting 5	\$7,200.00	\$4,999.98	7	4	\$550.01	\$0.67
Painting 6	\$14,400.00	\$12,879.96	7	4	\$380.01	\$0.47
Roof Replacement	\$30,000.00	\$3,225.76	15	13	\$2,059.56	\$2.52
Paving	\$120,000.00	\$109,509.45	20	7	\$1,498.65	\$1.84
Seal Coating	\$10,000.00	\$7,000.00	5	2	\$1,500.00	\$1.84
Tree Trimming	\$5,790.18	\$0.00	4	1	\$5,790.18	\$7.10
Pool Equipment	\$10,000.00	\$8,055.24	10	7	\$277.82	\$0.34
Wells	\$33,600.00	\$24,371.67	30	7	\$1,318.33	\$1.62
Drainage	\$65,000.00	\$10,832.27	45	34	\$1,593.17	\$1.95
Furniture/Fixtures	\$6,000.00	\$3,394.03	5	4	\$651.49	\$0.80
Clubhouse	\$20,000.00	\$9,270.36	25	4	\$2,682.41	\$3.29
Pool/Spa	\$28,000.00	\$10,532.36	15	4	\$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	\$232,233.15			\$29,889.77	\$36.63

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/23	Additional Reserve Requirements	Required Contribution 2024
Building Painting:						
Group 1						
1 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
2 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
3 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
4 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
5 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
6 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
7 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
8 Plaza Court	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
21 East Greens Blvd	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
23 East Greens Blvd	7	\$1,200.00	3	\$500.01	\$699.99	\$233.33
Total Group 1						\$2,333.30
Group 2						
3 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
4 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
5 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
6 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
7 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
8 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
9 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
10 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
1 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
2 East Greens Circle	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
1 East Greens Blvd	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
2 East Greens Blvd	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
5 East Greens Blvd	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
6 East Greens Blvd	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
						\$2,400.00
Group 3						
1 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
2 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
3 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
4 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
5 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
6 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
7 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
8 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
9 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
10 Park Lane	7	\$1,200.00	7	\$0.00	\$1,200.00	\$171.43
						\$1,714.29
Group 4						
Guardhouse & Clubhouse	7	\$5,415.51	7	\$0.00	\$5,415.51	\$773.64

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/23	Additional Reserve Requirements	Required Contribution 2024	
Group 5							
101 East Greens Blvd.	7	\$1,200.00	4	\$833.33	\$366.67	\$91.67	
102 East Greens Blvd.	7	\$1,200.00	4	\$833.33	\$366.67	\$91.67	
103 East Greens Blvd.	7	\$1,200.00	4	\$833.33	\$366.67	\$91.67	
104 East Greens Blvd.	7	\$1,200.00	4	\$833.33	\$366.67	\$91.67	
105 East Greens Blvd.	7	\$1,200.00	4	\$833.33	\$366.67	\$91.67	
106 East Greens Blvd.	7	\$1,200.00	4	\$833.33	\$366.67	\$91.67	\$550.01
Group 6							
1 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
2 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
3 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
4 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
5 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
6 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
7 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
8 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
9 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
10 Regency Court	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
3 East Greens Blvd	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
4 East Greens Blvd	7	\$1,200.00	4	\$1,073.33	\$126.67	\$31.67	
Total Group 6						\$380.01	
Painting Total				\$22,880.04	\$44,935.47	\$8,151.25	
Roof Replacement:							
Clubhouse/Guardhouse	15	\$30,000.00	13	\$3,225.76	\$26,774.24	\$2,059.56	
Roof Subtotal				\$3,225.76	\$26,774.24	\$2,059.56	
Paving							
Sealcoat	5	\$10,000.00	2	\$7,000.00	\$3,000.00	\$1,500.00	
1" Blacktop Over	20	\$120,000.00	7	\$109,509.45	\$10,490.55	\$1,498.65	
Tree Trimming	4	\$5,790.18	1	\$0.00	\$5,790.18	\$5,790.18	
Wells (8)	30	\$33,600.00	7	\$24,371.67	\$9,228.33	\$1,318.33	
Furniture/Fixtures	5	\$6,000.00	4	\$3,394.03	\$2,605.97	\$651.49	
Pool Heater/Pump etc	10	\$10,000.00	7	\$8,055.24	\$1,944.76	\$277.82	
Clubhouse	25	\$20,000.00	4	\$9,270.36	\$10,729.64	\$2,682.41	
Pool/Spa	15	\$28,000.00	4	\$10,532.36	\$17,467.64	\$4,366.91	
Gen Res - Furture Drainage	45	\$65,000.00	34	\$10,832.27	\$54,167.73	\$1,593.17	
Gen Res - Capital Project				\$12,161.97	\$0.00	\$0.00	
Irrigation Deficit				\$0.00	\$0.00	\$0.00	
Irrigation System/Pumps	10	\$11,000.00	10	\$11,000.00	\$0.00	\$0.00	
		\$407,205.69		\$232,233.15	\$187,134.51	\$29,889.77	

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/23	Additional Reserve Requirements	Required Contribution 2024
Total Reserve Requirements		\$29,889.77				
Per Unit Per Year		\$439.56				
Per Unit Per Month		\$36.63				
Operating Budget		\$235,308.65				
Less Prior Year Surplus		\$0.00				
Less Interest & Misc Income		\$0.00				
Net Operating Budget		\$235,308.65				
Per Unit Per Year		\$3,460.42				
Per Unit Per Month		\$288.37				
Total Contribution Required Per FLA Statute 718		\$265,198.42				
Per Unit Per Year		\$3,900.00				
Per Unit Per Month		\$325.00				