

East Green Condominium, Inc.
Approved Operating and Reserve Budget
January 1, 2023 - December 31, 2023

Association Expenses Collectible by assessments	Operating Budget				
	2022	2023			
	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Income					
Operating Assessment	\$208,983.17	\$204,115.97	\$17,009.66	\$3,001.71	\$250.14
Reserve Assessment	\$35,816.18	\$40,681.15	\$3,390.10	\$598.25	\$49.85
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	\$244,799.35	\$244,797.12	\$20,399.76	\$3,599.96	\$300.00
Administration of the association					
Legal	\$5,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Tax Preparation	\$2,500.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Management Fees	\$12,444.00	\$12,444.00	\$1,037.00	\$183.00	\$15.25
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	\$1,200.00	\$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	\$89,000.00	\$7,416.67	\$1,308.82	\$109.07
Contingency	\$2,545.92	\$1,305.60	\$108.80	\$19.20	\$1.60
Total Administrative Expense	\$113,383.17	\$109,942.85	\$9,161.90	\$1,616.81	\$134.73
Grounds Expense					
Irrigation Maintenance	\$2,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Lawn Maintenance	\$36,000.00	\$36,000.00	\$3,000.00	\$529.41	\$44.12
Other Grnds Maintenance	\$2,500.00	\$2,500.00	\$208.33	\$36.76	\$3.06
Mulch & Plantings	\$5,000.00	\$2,700.00	\$225.00	\$39.71	\$3.31
Tree Maintenance	\$15,535.00	\$15,535.00	\$1,294.58	\$228.46	\$19.04
Fertilizer/Pest Control	\$6,000.00	\$6,000.00	\$500.00	\$88.24	\$7.35
Total Grounds Expense	\$67,035.00	\$64,735.00	\$5,394.58	\$951.99	\$79.33

	2022		2023		
Association Expenses Collectible by assessments	Association Annual	Association Annual	Monthly	Each Unit	
				Annual	Monthly
Building Expense					
Building Maintenance Janitorial	\$3,300.00	\$3,300.00	\$275.00	\$48.53	\$4.04
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	\$0.00
Fire Extinguishers	\$75.00	\$75.00	\$6.25	\$1.10	\$0.09
Total Building Expense	\$5,865.00	\$5,865.00	\$488.75	\$86.25	\$7.19
Pool Area Expense					
Pool Maintenance	\$3,600.00	\$3,960.00	\$330.00	\$58.24	\$4.85
Pool Repairs	\$1,000.00	\$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	\$4,700.00	\$5,560.00	\$463.33	\$81.76	\$6.81
Other Expense					
Bad Debt	\$5,000.00	\$2,913.12	\$242.76	\$42.84	\$3.57
Total Other Expense	\$5,000.00	\$2,913.12	\$242.76	\$42.84	\$3.57
Utility Expenses:					
Electric	\$10,000.00	\$13,000.00	\$1,083.33	\$191.18	\$15.93
Water & Sewer	\$3,000.00	\$2,100.00	\$175.00	\$30.88	\$2.57
Total Utilities Expense	\$13,000.00	\$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	\$208,983.17	\$204,115.97	\$17,009.66	\$3,001.71	\$250.14
Reserve Total	\$35,816.18	\$40,681.15	\$3,390.10	\$598.25	\$49.85
Total Operating & Reserve	\$244,799.35	\$244,797.12	\$20,399.76	\$3,599.96	\$300.00

East Greens Condominium, Inc.
Approved Reserve Budget
January 1, 2023 through December 31, 2023

	Replacement Cost	Projected Balance 12/31/2022	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting 1	\$8,000.00	\$2,666.66	7	4	\$1,333.34	\$1.63
Painting 1-B	\$2,000.00	\$666.66	7	4	\$333.34	\$0.41
Painting 2	\$14,000.00	\$14,000.00	7	1	\$0.00	\$0.00
Painting 3	\$10,000.00	\$1,428.57	7	6	\$1,428.57	\$1.75
Painting 4	\$5,415.51	\$1,258.37	7	6	\$692.86	\$0.85
Painting 5	\$6,000.00	\$1,833.33	7	5	\$833.33	\$1.02
Painting 6	\$12,000.00	\$3,666.67	7	5	\$1,666.67	\$2.04
Roof Replacement	\$30,000.00	\$1,166.20	15	14	\$2,059.56	\$2.52
Paving	\$106,000.00	\$52,764.49	20	8	\$6,654.44	\$8.15
Seal Coating	\$10,000.00	\$4,000.00	5	3	\$2,000.00	\$2.45
Tree Trimming	\$5,790.18	\$3,379.18	4	1	\$2,411.00	\$2.95
Pool Equipment	\$10,000.00	\$7,777.44	10	8	\$277.82	\$0.34
Wells	\$33,600.00	\$23,053.35	30	8	\$1,318.33	\$1.62
Drainage	\$65,000.00	\$9,239.15	45	35	\$1,593.17	\$1.95
Furniture/Fixtures	\$6,000.00	\$2,742.55	5	5	\$651.49	\$0.80
Clubhouse	\$20,000.00	\$6,588.00	25	5	\$2,682.40	\$3.29
Pool/Spa	\$28,000.00	\$6,136.53	15	5	\$4,372.69	\$5.36
Irrigation System	\$11,000.00	\$11,000.00	10	8	\$0.00	\$0.00
Lighting	\$14,400.00	\$7,844.45	25	10	\$655.56	\$0.80
General Fund	\$44,776.76	\$7,521.34	10	8	\$4,656.93	\$5.71
General Fund	\$52,687.90	\$12,210.50	10	8	\$5,059.68	\$6.20
Gen Res- Capital Project		\$12,161.97			\$0.00	\$0.00
Irrigation Deficit		\$0.00			\$0.00	\$0.00
Total Reserves	\$494,670.35	\$193,105.41			\$40,681.15	\$49.85

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/22	Additional Reserve Requirements	Required Contribution 2023	
Building Painting:							
Group 1							
1 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
2 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
3 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
4 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
5 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
6 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
7 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
8 Plaza Court	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
21 East Greens Blvd	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
23 East Greens Blvd	7	\$1,000.00	4	\$333.34	\$666.66	\$166.67	
Total Group 1						\$1,666.65	
Group 2							
3 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
4 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
5 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
6 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
7 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
8 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
9 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
10 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
1 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
2 East Greens Circle	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
1 East Greens Blvd	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
2 East Greens Blvd	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
5 East Greens Blvd	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	
6 East Greens Blvd	7	\$1,000.00	1	\$1,000.00	\$0.00	\$0.00	\$0.00
Group 3							
1 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
2 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
3 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
4 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
5 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
6 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
7 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
8 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
9 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	
10 Park Lane	7	\$1,000.00	6	\$142.86	\$857.14	\$142.86	\$1,428.57
Group 4							
Guardhouse & Clubhouse	7	\$5,415.51	6	\$1,258.37	\$4,157.14	\$692.86	

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/22	Additional Reserve Requirements	Required Contribution 2023	
Group 5							
101 East Greens Blvd.	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
102 East Greens Blvd.	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
103 East Greens Blvd.	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
104 East Greens Blvd.	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
105 East Greens Blvd.	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
106 East Greens Blvd.	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	\$833.33
Group 6							
1 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
2 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
3 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
4 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
5 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
6 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
7 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
8 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
9 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
10 Regency Court	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
3 East Greens Blvd	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
4 East Greens Blvd	7	\$1,000.00	5	\$305.56	\$694.44	\$138.89	
Total Group 6						\$1,666.66	
Painting Total				<u>\$25,520.45</u>	<u>\$31,895.06</u>	<u>\$6,288.06</u>	
Roof Replacement:							
Clubhouse/Guardhouse	15	\$30,000.00	14	\$1,166.20	\$28,833.80	\$2,059.56	
Roof Subtotal				<u>\$1,166.20</u>	<u>\$28,833.80</u>	<u>\$2,059.56</u>	
Paving							
Sealcoat	5	\$10,000.00	3	\$4,000.00	\$6,000.00	\$2,000.00	
1" Blacktop Over	20	\$106,000.00	8	\$52,764.49	\$53,235.51	\$6,654.44	
Tree Trimming	4	\$5,790.18	1	\$3,379.18	\$2,411.00	\$2,411.00	
Wells (8)	30	\$33,600.00	8	\$23,053.35	\$10,546.65	\$1,318.33	
Amenity					\$0.00	\$0.00	
Furniture/Fixtures	5	\$6,000.00	5	\$2,742.55	\$3,257.45	\$651.49	
Pool Heater/Pump etc	10	\$10,000.00	8	\$7,777.44	\$2,222.56	\$277.82	
Clubhouse	25	\$20,000.00	5	\$6,588.00	\$13,412.00	\$2,682.40	
Pool/Spa	15	\$28,000.00	5	\$6,136.53	\$21,863.47	\$4,372.69	
Lighting	25	\$14,400.00	10	\$7,844.45	\$6,555.55	\$655.56	
General Reserve	10	\$44,776.76	8	\$7,521.34	\$37,255.42	\$4,656.93	
Gen Res - Furture Drainage	45	\$65,000.00	35	\$9,239.15	\$55,760.85	\$1,593.17	
Gen Res - Other	10	\$52,687.90	8	\$12,210.50	\$40,477.40	\$5,059.68	
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	
				<u>\$494,670.35</u>	<u>\$193,105.60</u>	<u>\$273,249.32</u>	<u>\$40,681.11</u>

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/22	Additional Reserve Requirements	Required Contribution 2023
Total Reserve Requirements		\$40,681.11				
Per Unit Per Year		\$598.25				
Per Unit Per Month		\$49.85				
Operating Budget		\$204,115.97				
Less Prior Year Surplus		\$0.00				
Less Interest & Misc Income		\$0.00				
Net Operating Budget		\$204,115.97				
Per Unit Per Year		\$3,001.71				
Per Unit Per Month		\$250.14				
Total Contribution		\$0.00				
Required Per FLA Statute 718						
Per Unit Per Year		\$3,660.00				
Per Unit Per Month		\$300.00				