

East Green Condominium, Inc.
Approved Operating and Reserve Budget
January 1, 2020 - December 31, 2020

Association Expenses Collectible by assessments	Operating Budget				
	2019	2020			
	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Income					
Operating Assessment	\$179,488.89	\$176,279.33	\$14,689.94	\$2,592.34	\$216.03
Reserve Assessment	\$24,511.62	\$27,721.38	\$2,310.12	\$407.67	\$33.97
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	\$204,000.51	\$204,000.71	\$17,000.06	\$3,000.01	\$250.00
Administration of the association					
Legal	\$5,000.00	\$4,000.00	\$333.33	\$58.82	\$4.90
Tax Preparation	\$200.00	\$225.00	\$18.75	\$3.31	\$0.28
Management Fees	\$10,212.00	\$10,956.00	\$913.00	\$161.12	\$13.43
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	\$700.00	\$800.00	\$66.67	\$11.76	\$0.98
Corp Annual Fees	\$61.25	\$61.25	\$5.10	\$0.90	\$0.08
Insurance	\$65,000.00	\$63,000.00	\$5,250.00	\$926.47	\$77.21
Contingency	\$2,888.64	\$310.08	\$25.84	\$4.56	\$0.38
Total Administrative Expense	\$84,693.89	\$79,984.33	\$6,665.36	\$1,176.24	\$98.02
Grounds Expense					
Irrigation Maintenance	\$2,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Lawn Maintenance	\$38,000.00	\$39,000.00	\$3,250.00	\$573.53	\$47.79
Other Grnds Maintenance	\$2,500.00	\$2,500.00	\$208.33	\$36.76	\$3.06
Mulch & Plantings	\$3,000.00	\$5,000.00	\$416.67	\$73.53	\$6.13
Tree Maintenance	\$10,000.00	\$12,000.00	\$1,000.00	\$176.47	\$14.71
Fertilizer/Pest Control	\$7,000.00	\$7,000.00	\$583.33	\$102.94	\$8.58
Total Grounds Expense	\$62,500.00	\$67,500.00	\$5,625.00	\$992.65	\$82.72

	2019	2020			
Association Expenses Collectible by assessments	Association Annual	Association Annual	Monthly	Each Unit	
Building Expense				Annual	Monthly
Building Maintenance Janitorial	\$3,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Pest Control	\$1,000.00	\$1,000.00	\$83.33	\$14.71	\$1.23
CH A/C Service	\$70.00	\$70.00	\$5.83	\$1.03	\$0.09
Fire Extinguishers	\$75.00	\$75.00	\$6.25	\$1.10	\$0.09
Total Building Expense	\$4,145.00	\$3,145.00	\$262.08	\$46.25	\$3.85
Pool Area Expense					
Pool Maintenance	\$3,600.00	\$3,600.00	\$300.00	\$52.94	\$4.41
Pool Repairs	\$1,500.00	\$1,500.00	\$125.00	\$22.06	\$1.84
Pool Permit	\$50.00	\$50.00	\$4.17	\$0.74	\$0.06
Total Pool Area Expense	\$5,150.00	\$5,150.00	\$429.17	\$75.74	\$6.31
Other Expense					
Bad Debt	\$5,000.00	\$4,500.00	\$375.00	\$66.18	\$5.51
Total Other Expense	\$5,000.00	\$4,500.00	\$375.00	\$66.18	\$5.51
Utility Expenses:					
Electric	\$15,000.00	\$13,000.00	\$1,083.33	\$191.18	\$15.93
Water & Sewer	\$3,000.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Total Utilities Expense	\$18,000.00	\$16,000.00	\$1,333.33	\$235.29	\$19.61
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	\$179,488.89	\$176,279.33	\$14,689.94	\$2,592.34	\$216.03
Reserve Total	\$24,511.62	\$27,721.38	\$2,310.12	\$407.67	\$33.97
Total Operating & Reserve	\$204,000.51	\$204,000.71	\$17,000.06	\$3,000.01	\$250.00

East Greens Condominium, Inc.
Approved Reserve Budget
January 1, 2020 through December 31, 2020

	Replacement Cost	Projected Balance 12/31/2019	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting 1	\$8,000.00	\$0.00	7	7	\$1,142.86	\$1.40
Painting 1-B	\$2,000.00	\$0.00	7	7	\$285.71	\$0.35
Painting 2	\$14,000.00	\$8,319.24	7	3	\$1,893.59	\$2.32
Painting 3	\$10,000.00	\$6,028.70	7	2	\$1,985.65	\$2.43
Painting 4	\$5,415.51	\$5,415.51	7	1	\$0.00	\$0.00
Painting 5	\$6,000.00	\$0.00	7	7	\$857.14	\$1.05
Painting 6	\$12,000.00	\$0.00	7	7	\$1,714.29	\$2.10
Roof Replacement	\$15,000.00	\$14,408.88	15	1	\$591.12	\$0.72
Paving	\$106,000.00	\$40,626.45	20	11	\$5,943.05	\$7.28
Seal Coating	\$10,000.00	\$8,000.00	5	1	\$2,000.00	\$2.45
Tree Trimming	\$5,790.18	\$790.18	4	4	\$1,250.00	\$1.53
Pool Equipment	\$10,000.00	\$9,625.09	10	1	\$374.91	\$0.46
Wells	\$33,600.00	\$19,095.75	30	11	\$1,318.57	\$1.62
Drainage	\$65,000.00	\$9,337.95	45	38	\$1,464.79	\$1.80
Furniture/Fixtures	\$6,000.00	\$3,951.98	5	3	\$682.67	\$0.84
Clubhouse	\$20,000.00	\$10,765.46	25	8	\$1,154.32	\$1.41
Pool/Spa	\$28,000.00	(\$7,262.36)	15	8	\$4,407.80	\$5.40
Irrigation System	\$11,000.00	\$11,000.00	10	1	\$0.00	\$0.00
Lighting	\$14,400.00	\$5,886.05	25	13	\$654.92	\$0.80
General Fund	\$44,776.76	\$44,776.76	10	1	\$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	\$426,982.45	\$202,927.61			\$27,721.38	\$33.97

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/19	Additional Reserve Requirements	Required Contribution 2020
Building Painting:						
Group 1						
1 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
2 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
3 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
4 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
5 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
6 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
7 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
8 Plaza Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
21 East Greens Blvd	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
23 East Greens Blvd	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86
Total Group 1						\$1,428.57
Group 2						
3 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
4 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
5 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
6 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
7 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
8 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
9 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
10 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
1 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
2 East Greens Circle	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
1 East Greens Blvd	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
2 East Greens Blvd	7	\$1,000.00	3	\$693.27	\$306.73	\$102.24
5 East Greens Blvd	7	\$1,000.00	3	\$0.00	\$1,000.00	\$333.33
6 East Greens Blvd	7	\$1,000.00	3	\$0.00	\$1,000.00	\$333.33
						\$1,893.59
Group 3						
1 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
2 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
3 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
4 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
5 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
6 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
7 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
8 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
9 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
10 Park Lane	7	\$1,000.00	2	\$602.87	\$397.13	\$198.57
						\$1,985.65
Group 4						
Guardhouse & Clubhouse	7	\$5,415.51	1	\$5,415.51	\$0.00	\$0.00

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/19	Additional Reserve Requirements	Required Contribution 2020	
Group 5							
101 East Greens Blvd.	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
102 East Greens Blvd.	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
103 East Greens Blvd.	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
104 East Greens Blvd.	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
105 East Greens Blvd.	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
106 East Greens Blvd.	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	\$857.14
Group 6							
1 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
2 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
3 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
4 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
5 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
6 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
7 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
8 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
9 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
10 Regency Court	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
3 East Greens Blvd	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
4 East Greens Blvd	7	\$1,000.00	7	\$0.00	\$1,000.00	\$142.86	
Total Group 6						\$1,714.29	
Painting Total				\$19,763.45	\$37,652.06	\$7,879.24	
Roof Replacement:							
Clubhouse/Guardhouse	15	\$15,000.00	1	\$14,408.88	\$591.12	\$591.12	
Roof Subtotal				\$14,408.88	\$591.12	\$591.12	
Paving							
Sealcoat	5	\$10,000.00	1	\$8,000.00	\$2,000.00	\$2,000.00	
1" Blacktop Over	20	\$106,000.00	11	\$40,626.45	\$65,373.55	\$5,943.05	
Tree Trimming	4	\$5,790.18	4	\$790.18	\$5,000.00	\$1,250.00	
Wells (8)	30	\$33,600.00	11	\$19,095.75	\$14,504.25	\$1,318.57	
Amenity					\$0.00	\$0.00	
Furniture/Fixtures	5	\$6,000.00	3	\$3,951.98	\$2,048.02	\$682.67	
Pool Heater/Pump etc	10	\$10,000.00	1	\$9,625.09	\$374.91	\$374.91	
Clubhouse	25	\$20,000.00	8	\$10,765.46	\$9,234.54	\$1,154.32	
Pool/Spa	15	\$28,000.00	8	-\$7,262.36	\$35,262.36	\$4,407.80	
Lighting	25	\$14,400.00	13	\$5,886.05	\$8,513.95	\$654.92	
General Reserve	10	\$44,776.76	1	\$44,776.76	\$0.00	\$0.00	
Gen Res - Furture Drainage	45	\$65,000.00	38	\$9,337.95	\$55,662.05	\$1,464.79	
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	1	\$11,000.00	\$0.00	\$0.00	
				\$426,982.45	\$202,927.61	\$236,216.81	\$27,721.38

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/19	Additional Reserve Requirements	Required Contribution 2020
Total Reserve Requirements		\$27,721.38				
Per Unit Per Year		\$407.67				
Per Unit Per Month		\$33.97				
Operating Budget		\$176,279.33				
Less Prior Year Surplus		\$0.00				
Less Interest & Misc Income		\$0.00				
Net Operating Budget		\$176,279.33				
Per Unit Per Year		\$2,592.34				
Per Unit Per Month		\$216.03				
Total Contribution		\$0.00				
Required Per FLA Statute 718						
Per Unit Per Year		\$3,000.00				
Per Unit Per Month		\$250.00				