

East Green Condominium, Inc.  
Approved Operating and Reserve Budget  
January 1, 2022 - December 31, 2022

Association Expenses Collectible by assessments	Operating Budget				
	2021	2022			
	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Income					
Operating Assessment	\$184,736.05	\$208,983.17	\$17,415.26	\$3,073.28	\$256.11
Reserve Assessment	\$27,426.41	\$35,816.18	\$2,984.68	\$526.71	\$43.89
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	\$212,162.46	\$244,799.35	\$20,399.95	\$3,599.99	\$300.00
Administration of the association					
Legal	\$4,000.00	\$5,000.00	\$416.67	\$73.53	\$6.13
Tax Preparation	\$225.00	\$2,500.00	\$208.33	\$36.76	\$3.06
Management Fees	\$10,956.00	\$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	\$800.00	\$1,200.00	\$100.00	\$17.65	\$1.47
Corp Annual Fees	\$61.25	\$61.25	\$5.10	\$0.90	\$0.08
Insurance	\$70,000.00	\$89,000.00	\$7,416.67	\$1,308.82	\$109.07
Contingency	\$3,496.80	\$2,545.92	\$212.16	\$37.44	\$3.12
Total Administrative Expense	\$90,171.05	\$113,383.17	\$9,448.60	\$1,667.40	\$138.95
Grounds Expense					
Irrigation Maintenance	\$2,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Lawn Maintenance	\$39,000.00	\$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	\$5,000.00	\$416.67	\$73.53	\$6.13
Tree Maintenance	\$12,000.00	\$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	\$66,500.00	\$67,035.00	\$5,586.25	\$985.81	\$82.15

	2021		2022		
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	\$3,600.00	\$300.00	\$52.94	\$4.41
Pool Repairs	\$1,000.00	\$1,000.00	\$83.33	\$14.71	\$1.23
Pool Permit	\$100.00	\$100.00	\$8.33	\$1.47	\$0.12
Total Pool Area Expense	\$4,700.00	\$4,700.00	\$391.67	\$69.12	\$5.76
Other Expense					
Bad Debt	\$4,500.00	\$5,000.00	\$416.67	\$73.53	\$6.13
Total Other Expense	\$4,500.00	\$5,000.00	\$416.67	\$73.53	\$6.13
Utility Expenses:					
Electric	\$10,000.00	\$10,000.00	\$833.33	\$147.06	\$12.25
Water & Sewer	\$3,000.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Total Utilities Expense	\$13,000.00	\$13,000.00	\$1,083.33	\$191.18	\$15.93
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	\$184,736.05	\$208,983.17	\$17,415.26	\$3,073.28	\$256.11
Reserve Total	\$27,426.41	\$35,816.18	\$2,984.68	\$526.71	\$43.89
Total Operating & Reserve	\$212,162.46	\$244,799.35	\$20,399.95	\$3,599.99	\$300.00

East Greens Condominium, Inc.  
Approved Reserve Budget  
January 1, 2022 through December 31, 2022

	Replacement Cost	Projected Balance 12/31/2021	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit	
Painting 1	\$8,000.00	\$1,333.33	7	5	\$1,333.33	\$1.63	
Painting 1-B	\$2,000.00	\$333.33	7	5	\$333.33	\$0.41	
Painting 2	\$14,000.00	\$13,167.12	7	1	\$832.88	\$1.02	
Painting 3	\$10,000.00	\$0.00	7	7	\$1,428.57	\$1.75	
Painting 4	\$5,415.51	\$565.51	7	7	\$692.86	\$0.85	
Painting 5	\$6,000.00	\$1,000.00	7	6	\$833.33	\$1.02	
Painting 6	\$12,000.00	\$2,000.00	7	6	\$1,666.67	\$2.04	\$7,120.98
Roof Replacement	\$30,000.00	\$0.00	15	15	\$2,000.00	\$2.45	
Paving	\$106,000.00	\$43,839.67	20	9	\$6,906.70	\$8.46	
Seal Coating	\$10,000.00	\$2,000.00	5	4	\$2,000.00	\$2.45	
Tree Trimming	\$5,790.18	\$1,337.14	4	2	\$2,226.52	\$2.73	
Pool Equipment	\$10,000.00	\$7,500.00	10	9	\$277.78	\$0.34	
Wells	\$33,600.00	\$21,739.59	30	9	\$1,317.82	\$1.61	
Drainage	\$65,000.00	\$7,647.95	45	36	\$1,593.11	\$1.95	
Furniture/Fixtures	\$6,000.00	\$3,655.38	5	1	\$2,344.62	\$2.87	
Clubhouse	\$20,000.00	\$13,074.74	25	6	\$1,154.21	\$1.41	
Pool/Spa	\$28,000.00	\$1,696.05	15	6	\$4,383.99	\$5.37	
Irrigation System	\$11,000.00	\$11,000.00	10	9	\$0.00	\$0.00	
Lighting	\$14,400.00	\$7,191.65	25	11	\$655.30	\$0.80	
General Fund	\$44,776.76	\$14,110.46	10	9	\$3,407.37	\$4.18	
General Fund	\$52,687.90	\$48,837.90	10	9	\$427.78	\$0.52	
Gen Res- Capital Project		\$12,161.97			\$0.00	\$0.00	
Irrigation Deficit		\$0.00			\$0.00	\$0.00	
Total Reserves	\$494,670.35	\$214,191.79			\$35,816.18	\$43.89	