East Green Condominium, Inc.
Approved Operating and Reserve Budget
January 1, 2027 - December 31, 2027

Association Expenses Collectible by assessments	Operating Budget 2026 Association Annual	2027 Association Annual	2027 Association Monthly	2027 Each Unit Annual	2027 Each Unit Monthly
Income					
Operating Assessment	$250,444.89	$249,910.65	$20,825.89	$3,675.16	$306.26
Reserve Assessment	$22,913.42	$23,448.46	$1,954.04	$344.83	$28.74
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	$273,358.31	$273,359.11	$22,779.93	$4,019.99	$335.00
Administration of the association					
Legal	$1,000.00	$6,000.00	$500.00	$88.24	$7.35
Tax Preparation	$1,500.00	$1,500.00	$125.00	$22.06	$1.84
Management Fees	$16,900.00	$18,000.00	$1,500.00	$264.71	$22.06
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	$2,000.00	$2,000.00	$166.67	$29.41	$2.45
Corp Annual Fees	$61.25	$61.25	$5.10	$0.90	$0.08
Insurance	$130,000.00	$115,000.00	$9,583.33	$1,691.18	$140.93
Contingency	$2,276.64	$2,570.40	$214.20	$37.80	$3.15
Total Administrative Expense	$154,369.89	$145,763.65	$12,146.97	$2,143.58	$178.63
Grounds Expense					
Irrigation Maintenance	$3,000.00	$5,000.00	$416.67	$73.53	$6.13
Lawn Maintenance	$37,800.00	$38,400.00	$3,200.00	$564.71	$47.06
Other Grnds Maintenance	$3,000.00	$3,000.00	$250.00	$44.12	$3.68
Mulch & Plantings	$3,000.00	$3,000.00	$250.00	$44.12	$3.68
Tree Maintenance	$10,000.00	$12,000.00	$1,000.00	$176.47	$14.71
Fertilizer/Pest Control	$8,800.00	$9,600.00	$800.00	$141.18	$11.76
Total Grounds Expense	$65,600.00	$71,000.00	$5,916.67	$1,044.12	$87.01

	2026	2027			
Association Expenses Collectible	Association	Association		Each Unit	
by assessments	Annual	Annual	Monthly	Annual	Monthly
Building Expense					
Building Maintenance Janitorial	$3,800.00	$6,472.00	$539.33	$95.18	$7.93
Pest Control	$2,490.00	$2,490.00	$207.50	$36.62	$3.05
CH A/C Service	$500.00	$500.00	$41.67	$7.35	$0.61
Fire Extinguishers	$75.00	$75.00	$6.25	$1.10	$0.09
Total Building Expense	$6,865.00	$9,537.00	$794.75	$140.25	$11.69
Pool Area Expense					
Pool Maintenance	$4,260.00	$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	$150.00	$150.00	$12.50	$2.21	$0.18
Total Pool Area Expense	$5,910.00	$5,910.00	$492.50	$86.91	$7.24
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	$14,500.00	$14,500.00	$1,208.33	$213.24	$17.77
Water & Sewer	$3,200.00	$3,200.00	$266.67	$47.06	$3.92
Total Utilities Expense	$17,700.00	$17,700.00	$1,475.00	$260.29	$21.69
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	$250,444.89	$249,910.65	$20,825.89	$3,675.16	$306.26
Reserve Total	$22,913.42	$23,448.46	$1,954.04	$344.83	$28.74
Total Operating & Reserve	$273,358.31	$273,359.11	$22,779.93	$4,019.99	$335.00

East Greens Condominium, Inc.
Approved Reserve Budget

	Replacement Cost	Projected Balance 12/31/2026	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting 1	$14,500.00	$0.00	8	8	$1,812.50	$2.22
Painting 2	$16,800.00	$4,800.00	8	5	$2,400.00	$2.94
Painting 3	$12,000.00	$3,428.58	8	5	$1,714.28	$2.10
Painting 4	$5,415.51	$4,112.98	8	6	$217.09	$0.27
Painting 5	$7,200.00	$0.00	8	8	$900.00	$1.10
Painting 6	$17,000.00	$0.00	8	8	$2,125.00	$2.60
Roof Replacement	$30,000.00	$9,229.84	15	11	$1,888.20	$2.31
Paving	$150,000.00	$145,067.81	20	3	$1,644.06	$2.01
Tree Trimming	$6,000.00	$5,793.42	4	1	$206.58	$0.25
Pool Equipment	$15,000.00	$8,839.32	10	5	$1,232.14	$1.51
Wells	$33,600.00	$28,109.91	30	5	$1,098.02	$1.35
Drainage	$65,000.00	$11,591.87	45	34	$1,570.83	$1.93
Furniture/Fixtures	$6,000.00	$1,696.19	5	2	$2,151.91	$2.64
Clubhouse	$20,000.00	$15,738.20	25	2	$2,130.90	$2.61
Pool/Spa	$28,000.00	$21,453.08	15	3	$2,182.31	$2.67
Irrigation System	$11,000.00	$9,253.44	11	10	$174.66	$0.21
Gen Res- Capital Project		$12,161.97			$0.00	$0.00
Irrigation Deficit		$0.00			$0.00	$0.00
Total Reserves	$437,515.51	$281,276.61			$23,448.46	$28.74