

East Green Condominium, Inc.  
Approved Operating and Reserve Budget  
January 1, 2021 - December 31, 2021

Association Expenses Collectible by assessments	Operating Budget				
	2020	2021			
	Association Annual	Association Annual	Monthly	Each Unit Annual	Monthly
Income					
Operating Assessment	\$176,279.33	\$184,736.05	\$15,394.67	\$2,716.71	\$226.39
Reserve Assessment	\$27,721.38	\$27,426.41	\$2,285.53	\$403.33	\$33.61
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	\$204,000.71	\$212,162.46	\$17,680.21	\$3,120.04	\$260.00
Administration of the association					
Legal	\$4,000.00	\$4,000.00	\$333.33	\$58.82	\$4.90
Tax Preparation	\$225.00	\$225.00	\$18.75	\$3.31	\$0.28
Management Fees	\$10,956.00	\$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	\$800.00	\$800.00	\$66.67	\$11.76	\$0.98
Corp Annual Fees	\$61.25	\$61.25	\$5.10	\$0.90	\$0.08
Insurance	\$63,000.00	\$70,000.00	\$5,833.33	\$1,029.41	\$85.78
Contingency	\$310.08	\$3,496.80	\$291.40	\$51.42	\$4.29
Total Administrative Expense	\$79,984.33	\$90,171.05	\$7,514.25	\$1,326.04	\$110.50
Grounds Expense					
Irrigation Maintenance	\$2,000.00	\$2,000.00	\$166.67	\$29.41	\$2.45
Lawn Maintenance	\$39,000.00	\$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	\$5,000.00	\$5,000.00	\$416.67	\$73.53	\$6.13
Tree Maintenance	\$12,000.00	\$12,000.00	\$1,000.00	\$176.47	\$14.71
Fertilizer/Pest Control	\$7,000.00	\$6,000.00	\$500.00	\$88.24	\$7.35
Total Grounds Expense	\$67,500.00	\$66,500.00	\$5,541.67	\$977.94	\$81.50

	2020		2021		
	Association	Association	Association	Each Unit	
by assessments	Annual	Annual	Monthly	Annual	Monthly
Building Expense					
Building Maintenance Janitorial	\$2,000.00	\$3,300.00	\$275.00	\$48.53	\$4.04
Pest Control	\$1,000.00	\$2,490.00	\$207.50	\$36.62	\$3.05
CH A/C Service	\$70.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Extinguishers	\$75.00	\$75.00	\$6.25	\$1.10	\$0.09
Total Building Expense	\$3,145.00	\$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	\$1,500.00	\$1,000.00	\$83.33	\$14.71	\$1.23
Pool Permit	\$50.00	\$100.00	\$8.33	\$1.47	\$0.12
Total Pool Area Expense	\$5,150.00	\$4,700.00	\$391.67	\$69.12	\$5.76
Other Expense					
Bad Debt	\$4,500.00	\$4,500.00	\$375.00	\$66.18	\$5.51
Total Other Expense	\$4,500.00	\$4,500.00	\$375.00	\$66.18	\$5.51
Utility Expenses:					
Electric	\$13,000.00	\$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	\$16,000.00	\$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	\$176,279.33	\$184,736.05	\$15,394.67	\$2,716.71	\$226.39
Reserve Total	\$27,721.38	\$27,426.41	\$2,285.53	\$403.33	\$33.61
Total Operating & Reserve	\$204,000.71	\$212,162.46	\$17,680.21	\$3,120.04	\$260.00

East Greens Condominium, Inc.  
Approved Reserve Budget  
January 1, 2021 through December 31, 2021

	Replacement Cost	Projected Balance 12/31/2020	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit	
Painting 1	\$8,000.00	\$0.00	7	6	\$1,333.33	\$1.63	
Painting 1-B	\$2,000.00	\$0.00	7	6	\$333.33	\$0.41	
Painting 2	\$14,000.00	\$12,334.24	7	2	\$832.88	\$1.02	
Painting 3	\$10,000.00	\$8,014.35	7	1	\$1,985.65	\$2.43	
Painting 4	\$5,415.51	\$5,415.51	7	7	\$0.00	\$0.00	
Painting 5	\$6,000.00	\$0.00	7	6	\$1,000.00	\$1.23	
Painting 6	\$12,000.00	\$0.00	7	6	\$2,000.00	\$2.45	\$7,485.20
Roof Replacement	\$15,000.00	\$15,000.00	15	15	\$0.00	\$0.00	
Paving	\$106,000.00	\$36,932.97	20	10	\$6,906.70	\$8.46	
Seal Coating	\$10,000.00	\$0.00	5	5	\$2,000.00	\$2.45	
Tree Trimming	\$5,790.18	\$2,038.66	4	3	\$1,250.51	\$1.53	
Pool Equipment	\$10,000.00	\$10,000.00	10	10	\$0.00	\$0.00	
Wells	\$33,600.00	\$20,417.67	30	10	\$1,318.23	\$1.62	
Drainage	\$65,000.00	\$6,056.75	45	37	\$1,593.06	\$1.95	
Furniture/Fixtures	\$6,000.00	\$4,647.50	5	2	\$676.25	\$0.83	
Clubhouse	\$20,000.00	\$11,916.02	25	7	\$1,154.85	\$1.42	
Pool/Spa	\$28,000.00	(\$2,705.59)	15	7	\$4,386.51	\$5.38	
Irrigation System	\$11,000.00	\$11,000.00	10	10	\$0.00	\$0.00	
Lighting	\$14,400.00	\$6,538.85	25	12	\$655.10	\$0.80	
General Fund	\$44,776.76	\$44,776.76	10	10	\$0.00	\$0.00	
General Fund	\$52,687.90	\$52,687.90	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	\$479,670.35	\$257,233.56			\$27,426.41	\$33.61	

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/20	Additional Reserve Requirements	Required Contribution 2021
<b>Building Painting:</b>						
<b>Group 1</b>						
1 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
2 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
3 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
4 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
5 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
6 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
7 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
8 Plaza Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
21 East Greens Blvd	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
23 East Greens Blvd	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67
<b>Total Group 1</b>						<b>\$1,666.67</b>
<b>Group 2</b>						
3 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
4 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
5 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
6 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
7 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
8 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
9 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
10 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
1 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
2 East Greens Circle	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
1 East Greens Blvd	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
2 East Greens Blvd	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
5 East Greens Blvd	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
6 East Greens Blvd	7	\$1,000.00	2	\$881.02	\$118.98	\$59.49
						<b>\$832.86</b>
<b>Group 3</b>						
1 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
2 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
3 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
4 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
5 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
6 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
7 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
8 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
9 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
10 Park Lane	7	\$1,000.00	1	\$801.44	\$198.56	\$198.56
						<b>\$1,985.60</b>
<b>Group 4</b>						
Guardhouse & Clubhouse	7	\$5,415.51	7	\$5,415.51	\$0.00	\$0.00



Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/20	Additional Reserve Requirements	Required Contribution 2021	
Group 5							
101 East Greens Blvd.	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
102 East Greens Blvd.	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
103 East Greens Blvd.	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
104 East Greens Blvd.	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
105 East Greens Blvd.	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
106 East Greens Blvd.	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	\$1,000.00
Group 6							
1 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
2 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
3 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
4 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
5 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
6 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
7 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
8 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
9 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
10 Regency Court	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
3 East Greens Blvd	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
4 East Greens Blvd	7	\$1,000.00	6	\$0.00	\$1,000.00	\$166.67	
<b>Total Group 6</b>						\$2,000.00	
<b>Painting Total</b>				<u>\$25,764.19</u>	<u>\$31,651.32</u>	<u>\$7,485.13</u>	
Roof Replacement:							
Clubhouse/Guardhouse	15	\$15,000.00	15	\$15,000.00	\$0.00	\$0.00	
<b>Roof Subtotal</b>				<u>\$15,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
Paving							
Sealcoat	5	\$10,000.00	5	\$0.00	\$10,000.00	\$2,000.00	
1" Blacktop Over	20	\$106,000.00	10	\$36,932.97	\$69,067.03	\$6,906.70	
<b>Tree Trimming</b>	4	\$5,790.18	3	\$2,038.66	\$3,751.52	\$1,250.51	
<b>Wells (8)</b>	30	\$33,600.00	10	\$20,417.67	\$13,182.33	\$1,318.23	
<b>Amenity</b>					\$0.00	\$0.00	
<b>Furniture/Fixtures</b>	5	\$6,000.00	2	\$4,647.50	\$1,352.50	\$676.25	
<b>Pool Heater/Pump etc</b>	10	\$10,000.00	10	\$10,000.00	\$0.00	\$0.00	
<b>Clubhouse</b>	25	\$20,000.00	7	\$11,916.02	\$8,083.98	\$1,154.85	
<b>Pool/Spa</b>	15	\$28,000.00	7	-\$2,705.59	\$30,705.59	\$4,386.51	
<b>Lighting</b>	25	\$14,400.00	12	\$6,538.85	\$7,861.15	\$655.10	
<b>General Reserve</b>	10	\$44,776.76	10	\$44,776.76	\$0.00	\$0.00	
<b>Gen Res - Furture Drainage</b>	45	\$65,000.00	37	\$6,056.75	\$58,943.25	\$1,593.06	
<b>Gen Res - Other</b>	10	\$52,687.90	10	\$52,687.90	\$0.00	\$0.00	
<b>Gen Res - Capital Project</b>				\$12,161.97	\$0.00	\$0.00	
<b>Irrigation Deficit</b>				\$0.00	\$0.00	\$0.00	
<b>Irrigation System/Pumps</b>	10	\$11,000.00	10	\$11,000.00	\$0.00	\$0.00	
		<u>\$479,670.35</u>		<u>\$257,233.65</u>	<u>\$234,598.67</u>	<u>\$27,426.34</u>	

Reserve Account Item	Est. Life	Estimated Replace Cost	Estimate Remaining Life	Est. Balance as 12/31/20	Additional Reserve Requirements	Required Contribution 2021
Total Reserve Requirements		\$27,426.34				
Per Unit Per Year		\$403.33				
Per Unit Per Month		\$33.61				
Operating Budget		\$184,736.05				
Less Prior Year Surplus		\$0.00				
Less Interest & Misc Income		\$0.00				
Net Operating Budget		\$184,736.05				
Per Unit Per Year		\$2,716.71				
Per Unit Per Month		\$226.39				
Total Contribution Required Per FLA Statute 718		\$0.00				
Per Unit Per Year		\$3,120.00				
Per Unit Per Month		\$260.00				