

East Green Condominium, Inc.
Approved Operating and Reserve Budget
January 1, 2026 - December 31, 2026

Association Expenses Collectible by assessments	Operating Budget				
	2025	2026			
	Association Annual	Association Annual	Monthly	Each Unit	
				Annual	Monthly
Income					
Operating Assessment	\$241,174.41	\$250,444.89	\$20,870.41	\$3,683.01	\$306.92
Reserve Assessment	\$28,103.82	\$22,913.42	\$1,909.45	\$336.96	\$28.08
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	\$269,278.23	\$273,358.31	\$22,779.86	\$4,019.98	\$335.00
Administration of the association					
Legal	\$2,000.00	\$1,000.00	\$83.33	\$14.71	\$1.23
Tax Preparation	\$3,000.00	\$1,500.00	\$125.00	\$22.06	\$1.84
Management Fees	\$14,900.00	\$16,900.00	\$1,408.33	\$248.53	\$20.71
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	\$1,500.00	\$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	\$130,000.00	\$10,833.33	\$1,911.76	\$159.31
Contingency	\$2,260.32	\$2,276.64	\$189.72	\$33.48	\$2.79
Total Administrative Expense	\$154,353.57	\$154,369.89	\$12,864.16	\$2,270.15	\$189.18
Grounds Expense					
Irrigation Maintenance	\$2,000.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Lawn Maintenance	\$37,800.00	\$37,800.00	\$3,150.00	\$555.88	\$46.32
Other Grnds Maintenance	\$2,500.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Mulch & Plantings	\$0.00	\$3,000.00	\$250.00	\$44.12	\$3.68
Tree Maintenance	\$10,000.00	\$10,000.00	\$833.33	\$147.06	\$12.25
Fertilizer/Pest Control	\$6,000.00	\$8,800.00	\$733.33	\$129.41	\$10.78
Total Grounds Expense	\$58,300.00	\$65,600.00	\$5,466.67	\$964.71	\$80.39

Association Expenses Collectible by assessments	2025		2026		
	Association Annual	Association Annual	Monthly	Each Unit Annual Monthly	
Building Expense					
Building Maintenance Janitorial	\$3,000.00	\$3,800.00	\$316.67	\$55.88	\$4.66
Pest Control	\$2,490.00	\$2,490.00	\$207.50	\$36.62	\$3.05
CH A/C Service		\$500.00	\$41.67	\$7.35	\$0.61
Fire Extinguishers	\$75.00	\$75.00	\$6.25	\$1.10	\$0.09
Total Building Expense	\$5,565.00	\$6,865.00	\$572.08	\$100.96	\$8.41
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	\$100.00	\$150.00	\$12.50	\$2.21	\$0.18
Total Pool Area Expense	\$5,860.00	\$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	\$14,000.00	\$14,500.00	\$1,208.33	\$213.24	\$17.77
Water & Sewer	\$3,100.00	\$3,200.00	\$266.67	\$47.06	\$3.92
Total Utilities Expense	\$17,100.00	\$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	\$241,178.57	\$250,444.89	\$20,870.41	\$3,683.01	\$306.92
Reserve Total	\$28,103.82	\$22,913.42	\$1,909.45	\$336.96	\$28.08
Total Operating & Reserve	\$269,282.39	\$273,358.31	\$22,779.86	\$4,019.98	\$335.00

East Greens Condominium, Inc.
Approved Reserve Budget

	Replacement Cost	Projected Balance 12/31/2025	Est Life	Remain Life	Cost Per Year	Cost/Month Per Unit
Painting 1	\$12,000.00	\$9,666.70	7	7	\$333.33	\$0.41
Painting 2	\$16,800.00	\$2,400.00	7	6	\$2,400.00	\$2.94
Painting 3	\$12,000.00	\$1,714.29	7	6	\$1,714.29	\$2.10
Painting 4	\$5,415.51	\$909.36	7	6	\$751.03	\$0.92
Painting 5	\$7,200.00	\$6,099.99	7	2	\$550.01	\$0.67
Painting 6	\$14,400.00	\$13,639.98	7	2	\$380.01	\$0.47
Roof Replacement	\$30,000.00	\$7,344.88	15	12	\$1,887.93	\$2.31
Paving	\$140,000.00	\$126,090.21	20	4	\$3,477.45	\$4.26
Seal Coating	\$10,000.00	\$10,000.00	5	1	\$0.00	\$0.00
Tree Trimming	\$5,790.18	\$2,790.30	4	1	\$2,999.88	\$3.68
Pool Equipment	\$10,000.00	\$8,610.87	10	6	\$231.52	\$0.28
Wells	\$33,600.00	\$27,008.33	30	6	\$1,098.61	\$1.35
Drainage	\$65,000.00	\$14,018.56	45	35	\$1,456.61	\$1.79
Furniture/Fixtures	\$6,000.00	\$2,566.65	5	3	\$1,144.45	\$1.40
Clubhouse	\$20,000.00	\$13,608.48	25	3	\$2,130.51	\$2.61
Pool/Spa	\$28,000.00	\$19,266.19	15	4	\$2,183.45	\$2.68
Irrigation System	\$11,000.00	\$9,082.08	11	11	\$174.36	\$0.21
Gen Res- Capital Project		\$12,161.97			\$0.00	\$0.00
Irrigation Deficit		\$0.00			\$0.00	\$0.00
Total Reserves	\$427,205.69	\$286,978.84			\$22,913.42	\$28.08