

Prepared _____ YR _____ 10/15/25 _____
(init.) (date) (time)

Approved JC _____ 11/9/25 _____
(init.) (date) (time)

# Units	60
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No. 1

	11,550,754	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual	Per Unit
Revenues:														
45001 - Owner Maintenance	10,156	10,086	10,051	10,050	10,051	10,051	10,051	10,051	10,048	10,048	9,808	9,888	120,339	2,006
45009 - Late Fee Income	25	25	25	25	25	25	25	25	25	25	25	25	300	5
45006 - Interest Income - Operating Acct	2	2	2	2	2	2	2	2	2	2	2	2	24	0
Total Revenue	10,183	10,113	10,078	10,077	10,078	10,078	10,078	10,078	10,075	10,075	9,835	9,915	120,663	2,011

55000 - Property Management Fees	950	950	950	950	950	950	950	950	950	950	950	950	950	11,400	190
55001 - Accounting	25	25	25	25	25	25	25	25	25	25	25	25	25	300	5
55004 - NSF Bank Fees	35	35	-	-	-	-	-	-	-	-	-	-	-	70	1
55006 - Condo/HOA Supplies	20	20	20	20	20	20	20	20	20	20	20	20	30	250	4
55007 - Corporate Annual Filing	70		-	-	-	-	-	-	-	-	-	-	70	140	2
55008 - Annual Fee to DBPR	20	20	20	20	20	20	20	20	20	20	20	20	20	240	4
55011 - Legal Fees	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	50
55018 - Office Reimbursements	110	110	110	110	110	110	110	110	110	110	110	110	110	1,320	22
55028 - Yearly Coupon Books	34	34	34	34	34	34	34	34	34	34	34	34	34	408	7
55032 - Annual Subscriptions - Management	10	10	10	10	10	10	10	10	10	10	10	10	10	120	2
55034 - Annual MDC Comm. Reg.	10	10	10	10	10	10	10	10	10	10	10	10	10	120	2
55035 - Annual Fee to MDC Reg Inspection	85	85	85	85	85	85	85	85	85	85	85	85	85	1,020	17
Total Administrative & Office	1,619	1,549	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,514	1,594	18,388	300

Insurance Policies	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,416	5,416	5,416	5,416	65,000	1,083
Total Insurance	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,416	5,416	5,416	5,416	65,000	1,083

Contracted Services																
65010 - Lawn Maintenance	600	600	600	600	600	600	600	600	600	600	600	600	7,200	120		
65005 - Fire Safety Equipment Inspection	32	32	32	31	31	31	31	31	31	31	31	31	375	6		
65021 - Tree Trimming	250	250	250	250	250	250	250	250	250	250	250	250	3,000	50		
65030 - Pressure Cleaning	40	40	40	40	40	40	40	40	40	40	-	-	400	7		
Total Contracted Services	922	922	922	921	921	921	921	921	921	921	921	881	881	10,975	183	

67205 - R&M Electric	42	42	42	42	42	42	42	42	41	41	41	41	500	8
67220 - R&M Plumbing	42	42	42	42	42	42	42	42	41	41	41	41	500	8
67222 - R&M Roof	200	200	200	200	200	200	200	200	200	200	-	-	2,000	33
Total Repairs and Maintenance	284	284	284	284	284	284	284	284	282	282	82	82	3,000	50

[illegible][illegible]

Number of Units	Unit Type	Number of Bedrooms/Bathrooms	Unit Square Footage	Per Centage Interest Per Unit	Total Square Footage	Consisting of Units	% of Unit to Total Square Footage	Assessment on a Square Footage Basis		Total Assessments Per Unit Type Per Month Without Reserves	Total Assessments Per Month With Reserves	Total Assessments Per Unit Type Per Year	2026 Monthly Assessments Round to the nearest \$	2025 Monthly Maintenance	TOTAL ANNUAL INCREASE	2025 Special Assessment	Difference Between increase and SA
56		two/two	996		\$5,776	See Unit Breakdown	0.015487882	\$ 0.17	\$ 0.0	\$ 165.34	\$ 184.37	\$ 1,984.14	\$ 28.72	\$ 155.65	\$ 344.69	729.30	\$ (384.61)
4		three/two	1158		4,632	See Unit Breakdown	0.019169646	\$ 0.17	\$ 0.0	\$ 192.24	\$ 214.36	\$ 2,306.88	\$ 25.46	\$ 188.90	\$ 305.56	848.64	\$ (543.08)
60					60,408												
										\$ 60,026.25	\$ 1,154.17						

Flaig 11/09/2025