## HEATHER HILL APTS NO. 1 39 Units JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

		2024 APPROVED	2025 PROPOSED	2025 Monthly
ACCT	REVENUE	ANNUAL	ANNUAL	AMOUNT
4010	Unit Maintenance Fees	\$194,778	\$213,249	\$17,771
4900	Association Owned Unit	\$6,600	\$8,688	\$724
	TOTAL REVENUE	\$201,378	\$221,937	\$18,495
	OPERATING EXPENSES			
5010	Administrative	\$3,175	\$3,400	\$283
5015	Bank/Coupons	\$332	\$332	\$28
5030	Association Rented Units Maintenance	\$500	\$1,600	\$133
5300	Insurance (March)	\$77,500	\$88,000	\$7,333
5400	Lawn Service Contract	\$12,360	\$12,360	\$1,030
5600	Corporation Fee	\$90	\$90	\$8
5620	Bureau of Condo Fees	\$156	\$156	\$13
5700	Recreation / Master Fee	\$17,332	\$18,136	\$1,511
5800	Management Fee	\$9,000	\$9,000	\$750
5900	Professional - Legal	\$250	\$250	\$21
5910	CPA Services	\$475	\$475	\$40
6100	Building / Repair Maintenance	\$7,000	\$15,000	\$1,250
6140	Janitorial Services	\$1,110	\$1,200	\$100
7001	Electric	\$1,085	\$1,085	\$90
7002	Water / Sewer / Trash (City of Dunedin)	\$39,536	\$44,653	\$3,721
7005	Spectrum Bulk Cable Service	\$31,477	\$26,200	\$2,183
	TOTAL OPERATING EXPENSES	\$201,378	\$221,937	\$18,495
	RESERVES			
9010	Reserves Painting	\$0	\$0	\$0
9020	Reserves Paving/Seal Coat	\$0	\$0	\$0
9030	Reserves Roofing	\$0	\$0	\$0
9070	Reserves Carports	\$0	\$0	\$0
9100	Reserves Deferred	\$0	\$0	\$0
	Reserves Sewers/Plumbing	\$0	\$0	\$0
	TOTAL RESERVES	\$0	\$0	\$0
	TOTAL EXPENSES	\$201,378	\$221,937	\$18,495

## YOUR MAINTENANCE FEES FOR 2025 WILL BE AS FOLLOWS

	2025
	MONTHLY
BLDG. NO / APT NO.	FEE
E1, D2, D3,	\$476.84
E2	\$336.56
E3, G3, G4	\$352.14
E4, D4, G2	\$430.08
F2, I5, H1, H4, J3	\$445.67
F5, D1	\$461.26
13, 14, J4, J5	\$367.73
F3, F4, I2, D5, G1, G5, H2, H3, J6	\$492.43
E5, F1, I6, I7, H5, J2, J7	\$508.02
I1, J1,	\$523.61

## RESERVE ANALYSIS HEATHER HILL APTS NO. 1 JANUARY 1, 2025 - DECEMBER 31, 2025

	Current	Current Reserves				2025 Fully Funded	2025 Actual
	Replacement	thru	Expected	Remaining	Unreserved	Annual	Budgeted
RESERVES	cost	1/1/2024	Life Yrs.	Life Yrs	Amounts	Reserves	Amount
	<u> </u>		-				1
Reserves Painting	\$50,000	\$0	12	2	\$50,000	\$25,000	\$0
Reserves Paving/Seal Coat	\$7,000	\$0	10	7	\$7,000	\$1,000	\$0
Reserves Roofing	\$300,000	\$0	20	14	\$300,000	\$21,429	\$0
Reserves Carports	\$90,000	\$0	50	19	\$90,000	\$4,737	\$0
Reserves Deferred		\$12,180					\$0
TOTALS	<u>\$447,000</u>	<u>\$0</u>			<u>\$447,000</u>	<b>\$52,165</b> \$4,347.12	<u>\$0</u>
			2025			·	2025
			MONTHLY		2025		FULLY
		2024	FEE	2025	MONTHLY		FUNDED
		MONTHLY	WITHOUT	MONTHLY	FEE WITH		MTHLY
BLDG. NO / APT NO.	%	FEE	CABLE	CABLE	CABLE		FEE
E1, D2, D3,	2.700%	\$434.69	\$420.86	\$55.98	\$476.84		\$594.22
E2	1.800%	\$312.21	\$280.57	\$55.98	\$336.56		\$414.80
E3, G3, G4	1.900%	\$325.82	\$296.16	\$55.98	\$352.14		\$434.74
E4, D4, G2	2.400%	\$393.86	\$374.10	\$55.98	\$430.08		\$534.41
F2, I5, H1, H4, J3	2.500%	\$407.47	\$389.69	\$55.98	\$445.67		\$554.35
F5, D1	2.600%	\$421.08	\$405.27	\$55.98	\$461.26		\$574.28
13, 14, J4, J5	2.000%	\$339.43	\$311.75	\$55.98	\$367.73		\$454.67
F3, F4, I2, D5, G1, G5, H2, H3, J6	2.800%	\$448.30	\$436.45	\$55.98	\$492.43		\$614.15
E5, F1, I6, I7, H5, J2, J7	2.900%	\$461.90	\$452.04	\$55.98	\$508.02		\$634.08
I1, J1,	3.000%	\$475.51	\$467.62	\$55.98	\$523.61		\$654.02

**YOUR MAINTENANCE FEES EFFECTIVE JANUARY 1, 2025**