

# HEATHER HILL APTS NO. 1

39 Units

## JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$194,778	\$213,249	\$17,771
4900	Association Owned Unit	\$6,600	\$8,688	\$724
	<b>TOTAL REVENUE</b>	<b>\$201,378</b>	<b>\$221,937</b>	<b>\$18,495</b>
<b>OPERATING EXPENSES</b>				
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
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$201,378</b>	<b>\$221,937</b>	<b>\$18,495</b>

### 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
	<b>TOTAL RESERVES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### TOTAL EXPENSES

<b>\$201,378</b>	<b>\$221,937</b>	<b>\$18,495</b>
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**YOUR MAINTENANCE FEES FOR 2025 WILL BE AS FOLLOWS**

BLDG. NO / APT NO.	2025 MONTHLY FEE
E1, D2, D3,	<b>\$476.84</b>
E2	<b>\$336.56</b>
E3, G3, G4	<b>\$352.14</b>
E4, D4, G2	<b>\$430.08</b>
F2, I5, H1, H4, J3	<b>\$445.67</b>
F5, D1	<b>\$461.26</b>
I3, I4, J4, J5	<b>\$367.73</b>
F3, F4, I2, D5, G1, G5, H2, H3, J6	<b>\$492.43</b>
E5, F1, I6, I7, H5, J2, J7	<b>\$508.02</b>
I1, J1,	<b>\$523.61</b>

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

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 1/1/2024</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Actual Budgeted Amount</b>
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**                                  **\$447,000**                                  **\$0**    **\$447,000**                                  **\$52,165**                                  **\$0**  
\$4,347.12

<b>BLDG. NO / APT NO.</b>	<b>%</b>	<b>2024 MONTHLY FEE</b>	<b>2025 MONTHLY FEE WITHOUT CABLE</b>	<b>2025 MONTHLY FEE WITH CABLE</b>	<b>2025 FULLY FUNDED MTHLY FEE</b>	
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
I3, I4, 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**