

East Wind Lake Village Condominium Association Inc.					
Budget April 1st 2024 - March 31st 2025					
Previous 2023 - 2024			2024 - 2025		
	Annual	Per month	Annual	Per month	
Income					
Assesment Income: Operating	926,880.00	77,240.00	1,371,984.00	114,332.00	
Allowance for uncollections	(4,634.40)	(386.20)	(6,859.92)	(571.66)	
Fines	200.00	16.67	600.00	50.00	
Late fees	3,000.00	250.00	7,800.00	650.00	
Decals & keys	1,200.00	100.00	1,200.00	100.00	
Miscellaneous & rental income	120.00	10.00	480.00	40.00	
Interest income	60.00	5.00	30.00	2.50	
Total INCOME	926,825.60	77,235.47	1,375,234.08	114,602.84	
Expense					
ADMINISTRATIVE EXPENSES					
Accountant	13,332.00	1,111.00	8,040.00	670.00	
Accounting & Tax Preparation	1,200.00	100.00	1,200.00	100.00	
Legal Fees	9,000.00	750.00	4,200.00	350.00	
Professional Fees	1,200.00	100.00	1,200.00	100.00	
Printing & Postage	4,560.00	380.00	3,840.00	320.00	
Monthly collections/coupons	1,200.00	100.00	3,600.00	300.00	
Office expenses & supplies	600.00	50.00	3,600.00	300.00	
Bk Checks & deposits	360.00	30.00	720.00	60.00	
Miscellaneous	600.00	50.00	600.00	50.00	
ADMINISTRATIVE EXPENSES	32,052.00	2,671.00	27,000.00	2,250.00	
TAXES, LICENSES, PERMITS					
Annual report DBPR	1,056.00	88.00	1,056.00	88.00	
Miami-Dade registration	480.00	40.00	480.00	40.00	
Annual Corporation report	61.25	5.10	61.25	5.10	
Web Site			1,800.00	150.00	
40 years certification	17,000.00		18,000.00	1,500.00	
LICENSES AND PERMITS	1,200.00	100.00	1,200.00	100.00	
TAXES, LICENSES, PERMITS	19,797.25	233.10	22,597.25	1,883.10	
INSURANCE					
Property & Liability	240,000.00	20,000.00	684,000.00	57,000.00	
Finance charges	3,000.00	250.00	6,000.00	500.00	
Workers Compensation	1,200.00	100.00	-	-	
Total INSURANCE	244,200.00	20,350.00	690,000.00	57,500.00	
CONTRACT SERVICES					
MANAGEMENT	32,400.00	2,700.00	33,600.00	2,800.00	
Lawn Maintenance	28,800.00	2,400.00	58,500.00	4,875.00	
Tree Trimming/landscaping	9,000.00	750.00	3,000.00	250.00	
Exterminating	600.00	50.00	600.00	50.00	
Pool Maintenance	6,000.00	500.00	11,400.00	950.00	
Lake Maintenance	2,160.00	180.00	2,616.00	218.00	
Security	64,800.00	5,400.00	60,000.00	5,000.00	
Total CONTRACT SERVICES	143,760.00	11,980.00	169,716.00	14,143.00	
PAYROLL & MAINTENANCE					
Payroll taxes	3,730.00	310.83	-	-	
Maintenance	28,800.00	2,400.00	18,000.00	1,500.00	
Other	1,200.00	100.00	1,200.00	100.00	
	33,730.00	20,870.83	19,200.00	21,911.00	

UTILITY EXPENSES							
	Electricity		10,320.00	860.00	12,000.00	1,000.00	
	Telephone & Internet		3,300.00	275.00	2,400.00	200.00	
	Water & Sewer		280,800.00	23,400.00	216,000.00	18,000.00	
	Trash Removal		49,800.00	4,150.00	60,000.00	5,000.00	
	Trash Removal-extra		1,200.00	100.00	900.00	75.00	
	Total UTILITY EXPENSES		345,420.00	28,785.00	291,300.00	24,275.00	
REPAIRS & MAINTENANCE							
	Gate repairs/Locksmith		6,600.00	550.00	6,000.00	500.00	
	Fence repairs		3,600.00	300.00	24,000.00	2,000.00	
	Roof repairs		6,000.00	500.00	-	-	
	Painting		1,200.00	100.00	9,000.00	750.00	
	Pool repairs		12,000.00	1,000.00	3,000.00	250.00	
	Electrical Repairs		1,800.00	150.00	1,800.00	150.00	
	Plumbing Repairs		9,000.00	750.00	9,000.00	750.00	
	Golf cars Repairs/Other		1,200.00	100.00	1,200.00	100.00	
	Hardware supplies		3,418.92	284.91	1,200.00	100.00	
	Janitorial supplies		1,200.00	100.00	3,000.00	250.00	
	Sidewalks repair		-	-	12,000.00	1,000.00	
	General Repairs/AC		4,068.63	339.05	15,720.50	1,310.04	
	Total REPAIRS & MAINTENANCE		50,087.55	4,173.96	85,920.50	7,160.04	
	TOTAL OPERATING EXPENSES		869,046.80	72,420.57	1,305,733.75	108,811.15	
	Net Operating Income		57,778.80		69,500.33		
NON OPERATING EXPENSES							
	Building Painting		17,500.00	1,458.33	17,500.00	1,458.33	
	Seal Coating		16,667.00	1,388.92	16,667.00	1,388.92	
	Roof replacement		32,947.00	2,745.58	30,000.00	2,500.00	
	Fences & trellis		4,571.43	380.95	5,333.33	444.44	
	TOTAL RESERVES ALLOTMENTS		71,685.43	5,592.83	69,500.33	5,791.69	
	TOTAL OPERATING & RESERVES EXPENSES		940,732.23	78,013.40	1,375,234.08	114,602.84	
	Net Income AFTER RESERVES		(13,906.63)		-		
	Interest - Truist loan		126,129.00		499,200.00	41,600.00	
Reserve Analysis							
	Period 3/01/22-3/31/23	Total Life	Replacement Cost	BALANCE 03/31/21	Remaining Life (Years)	2024 - 2025 RESERVE	2024 - 2025 (Monthly)
		Years					
	Painting Exterior Surface	15	175000.00	-	10	17,500.00	1,458.33
	Seal Coating/Resurfacing	15	16667.00	-	0	16,667.00	1,388.92
	Roof Replacement	30	900000.00	-	30	30,000.00	2,500.00
	Fences & Trellis	10	32000.00	-	6	5,333.33	444.44
	Total Reserves		1123667.00	\$ -		69,500.33	5,791.69
Proposed Monthly Maint.							
			Current 2022-2023	Proposed 2022-2023	Proposed 2023-2024		
		# Units					
	Type A	76	505.00	505.00	38,380.00		
	Type B	188	404.00	404.00	75,952.00		
	Total	264		Per month ----	114,332.00		