	EXCELSIOR	BEACH TO	BAY CO	NDO. ASS	OC. INC.		
		2025 Annu					
Attached Insurance Supplement Consolidated in Operating Budget							
	COM	MON	BUI	LDINGS	CONSOLI	DATED	
	2024	2025	2024	2025	2024	2025	
PAYROLL EXPENSES							
SALARIES MANAGER	74,600	81,600			74,600	81,600	
SALARIES MAINTENANCE	150,000	169,000			150,000	169,000	
SALARIES OFFICE	118,000	91,522			118,000	91,522	
EMPLOYEE HEALTH INSUR.	50,000	24,000			50,000	24,000	
F.I.C.A. & MEDICARE	26,100	26,429			26,100	26,429	
UNEMPLOYMENT TAX	1,000	1,000			1,000	1,000	
WORKMANS COMP.	8,000	7,000			8,000	7,000	
ESTIMATED OVERTIME	5,000	5,000			5,000	5,000	
REALTY WAGE REIMBURSEMENT	<u>-250,000</u>	-250,000			-250,000	-250,000	
TOTAL PAYROLL EXPENSES	182,700	155,551	0	0	182,700	155,551	
GROUNDS MAINTENANCE							
LAWN SERVICE CONTRACT	111,000	114,000			111,000	114,000	
FERTIZILE AND PEST CONTROL	1,000	1,000			1,000	1,000	
TREE TRIMMING -MANGROVES	35,000	34,000			35,000	34,000	
FLOWERS/PLANTS	40,000	25,000			40,000	25,000	
MULCH	0	17,200			0	17,200	
POOL MAINTENANCE*	26,000	20,000			26,000	20,000	
POOL HEAT*	5,000	3,000			5,000	3,000	
IRRIGATION	15,000	10,000			15,000	10,000	
GROUNDS EQUIPMENT*	10,000	25,000			10,000	25,000	
GROUNDS REPAIRS	6,000	11,000			6,000	11,000	
BEACH MAINTENANCE*	15,000	6,000			15,000	6,000	
GROUNDS CONTIGENCIES	<u>5,000</u>	<u>5,000</u>			<u>5,000</u>	<u>5,000</u>	
TOTAL GROUNDS MAINTENANCE	269,000	271,200	0	0	269,000	271,200	
BUILDING MAINTENANCE							
FIRE ALARM EXPENSE	500		27,650	30,000	28,150	30,000	
ELEVATOR			19,320	15,000	19,320	15,000	
MAINTENANCE SUPPLIES*	15,000	5,000			15,000	5,000	
CONTRACT PEST CONTROL*	8,000	4,000			8,000	4,000	
BLDG. REPAIRS	2,000	5,000	15,000	28,000	17,000	33,000	
BUILDING CONTINGENCIES	3,000	<u>5,000</u>			3,000	<u>5,000</u>	
TOTAL BUILDING MAINTENANCE	28,500	19,000	61,970	73,000	90,470	92,000	
UTILITIES							
ELECTRICITY	27,000	39,000	7,500		34,500	39,000	
WATER & SEWER *	3,000	3,000	83,000	67,500	86,000	70,500	
CABLE T.V. & INTERNET	190,000	201,000			190,000	201,000	
TOTAL UTILITIES	220,000	243,000	90,500	67,500	<u>310,500</u>	<u>310,500</u>	

FLOOD         3,900         3,300         42,100         46,310         46,000         49,610           GENERAL LIAB/WINDSTORM         69,054         80,621         708,855         957,745         777,909         1,038,366           TOTAL INSURANCE         72,954         83,921         750,955         1,004,055         823,909         1,087,976								
SURANCE   FLOOD   3,900   3,300   42,100   46,310   46,000   49,610     GENERAL LIABMINDSTORM   69,054   80,621   708,855   957,745   777,909   1,038,366     TOTAL INSURANCE   72,954   83,921   750,955   1,004,055   823,909   1,087,976     NERAL & ADMINISTRATIVE   ACCOUNTING FEES   0   24,000   0   24,000     SANK SERVICE CHARGE   100   100   100   100     FEES & PERMITS   2,000   2,000   2,000   2,000     LEGAL FEEES   1,500   4,000   1,500   4,000     FEES & PERMITS   2,000   0   1,500   0     OFFICE SUPPLIES/COPY MACHINE   9,000   9,000   9,000   9,000     POSTAGE & PRINTING   4,000   4,000   4,000   4,000   4,000     ADMIN. CONTINGENCY   2,000   3,000   2,000   2,000     AUDITIAX RETURN/OUTSIDE CPA   5,000   7,500   5,000   7,500     TELEPHONE   4,000   3,000   4,000   3,000   4,000   3,000     EXERCISE EQUIP. MTCE   2,000   2,000   2,000   2,000     EXERCISE CQUIP. MTCE   2,000   2,000   2,000   2,000     EXERCISE GUIP. MTCE   2,000   2,000   3,000   4,500   3,000     EXERCISE GUIP. MTCE   2,000   2,000   2,000   2,000     EXERCISE GUIP. MTCE   2,000   2,000   2,000   2,000   2,000     EXERCISE GUIP. MTCE   2,000   2,000   2,000   2,000   2,000   2,000     EXERCISE GUIP. MTCE   2,000   2,00								
TOTAL INSURANCE		2024	2025	2024	2025	2024	2,025	
FLOOD   3,900   3,300   42,100   46,310   46,000   49,610   GENERAL LIABAWINDSTORM   69,054   80,621   708,855   957,745   777,909   1,038,365	IDANICE							
CENERAL LIAB/WINDSTORM		2 000	2 200	42 100	46 240	46 000	40 640	
TOTAL INSURANCE 72,954 83,921 750,955 1,004,055 823,909 1,087,976  ENERAL & ADMINISTRATIVE  ACCOUNTING FEES 0 24,000 0 100 100 100  BANK SERVICE CHARGE 100 100 100 1.00 1.00  FEES & PERMITS 2,000 2,000 2,000 1,500 4,000  CREDIT CARD FEES 1,500 0 0 1,500 0 0  CREDIT CARD FEES 1,500 0 0 1,500 0 0,000 9,000 9,000 9,000 9,000 1,500 0  POSTAGE & PRINTING 4,000 4,000 4,000 4,000 4,000 4,000 ADMIN: CONTINGENCY 2,000 3,000 2,000 1,000 0 1,000 0 1,000 10,		-	-					
ENERAL & ADMINISTRATIVE  ACCOUNTING FEES  0 24,000  100  100  100  100  100  100  100	SENERAL LIAD/WINDSTORM	09,034	00,021	700,000	951,145	111,909	1,030,300	
ACCOUNTING FEES   0	TOTAL INSURANCE	72,954	83,921	750,955	1,004,055	823,909	1,087,976	
ACCOUNTING FEES		·	·	·				
BANK SERVICE CHARGE	IERAL & ADMINISTRATIVE							
FEES & PERMITS	ACCOUNTING FEES	0	24,000			0	24,000	
LEGAL FEES	3ANK SERVICE CHARGE	100				100	100	
CREDIT CARD FEES	FEES & PERMITS	2,000	2,000			2,000	2,000	
OFFICE SUPPLIES/COPY MACHINE         9,000         9,000         9,000         9,000         9,000         9,000         9,000         9,000         9,000         9,000         9,000         9,000         9,000         4,000         4,000         4,000         4,000         3,000         2,000         3,000         2,000         3,000         2,000         3,000         7,500         5,000         7,500         5,000         7,500         5,000         7,500         5,000         7,500         5,000         7,500         3,000         4,000         3,000         2,000 <th< td=""><td>_EGAL FEEES</td><td>1,500</td><td>4,000</td><td></td><td></td><td>1,500</td><td>4,000</td><td></td></th<>	_EGAL FEEES	1,500	4,000			1,500	4,000	
POSTAGE & PRINTING		-					-	
ADMIN. CONTINGENCY 2.000 3,000 2.000 3,000 0 1		· · · · · · · · · · · · · · · · · · ·	·					
UNIFORMS 0 1,000 0 1,000 0 1,000		· · · · · · · · · · · · · · · · · · ·	·					
AUDIT/TAX RETURN/OUTSIDE CPA TELEPHONE 4,000 3,000 EXERCISE EQUIP. MTCE 2,000 2,000 SECURITY-WEBSITE 3,000 14,500 REALTY G&A REIMBURSEMENT -18,000 -25,000 -18,000 -25,000 -18,000 -25,000 -26,000 -18,000 -25,000 -26,000 -18,000 -25,000 -26,000 -18,000 -25,000 -26,000 -26,000 -18,000 -25,000 -26,000 -18,000 -25,000 -26		2,000				2,000	· ·	
TELEPHONE 4,000 3,000 4,000 3,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 2,000 3,000 14,500 3,000 14,500 3,000 14,500 3,000 14,500 225,000 14,500 16,100 49,100 2,25,000 16,100 49,100 0 16,100 49,100 0 16,100 49,100 10,100 10		-	·				· ·	
EXERCISE EQUIP. MTCE 2,000 2,000 2,000 3,000 14,500 3,000 16,100 3,000 16,100 3,000 16,100 3,000 16,100 3,000 16,100 3,000 1,000	AUDIT/TAX RETURN/OUTSIDE CPA	5,000	7,500			5,000	7,500	
SECURITY-WEBSITE   3,000								
TOTAL GENERAL & ADMINISTRATIVE   16,100   49,100   0   16,100   49,100	EXERCISE EQUIP. MTCE	2,000				2,000	2,000	
**Net of Realty share of espenses  **TOTAL ASSOCIATION EXPENSES**  **TOTAL ASSOCIATION EXPENSES*  **TOTAL ASSOCIATION EXPENSES**  **TOTAL ASSOCIATION EXPENSES*  **TOTAL ASSOCIATION EXPENSES*  **TOTAL ASSOCIATION EXPENSES*  **TOTAL ASSOCIATION EXPENSES*		3,000	14,500			3,000	14,500	
*Net of Realty share of espenses  TOTAL ASSOCIATION EXPENSES  789,254  821,772  903,425  1,144,555  1,692,679  1,966,327  2024 Special Assessment  COMMON PORTION  4,755  4,950  QUARTERLY AMOUNT  1,189  1,238  COMBINED TOTALS 2023/ 2024  2024  2025  BLDG 1  95,091  99,009  25,593  146,555  120,684  245,564  BLDG 2  104,600  108,910  27,063  157,843  131,663  266,753  BLDG 3  104,600  108,910  27,063  157,843  131,663  266,753  BLDG 4  152,145  158,414  35,613  220,551  187,758  378,965  BLDG GULF  142,636  148,513  36,625  186,843  179,261  335,356  N.V.  19,018  19,802  3,500  27,184  22,518  46,986  S.V.  19,018  19,802  789,254  821,772  194,570  1,144,555  983,824  1,966,327	REALTY G&A REIMBURSEMENT	<u>-18,000</u>	<u>-25,000</u>			<u>-18,000</u>	<u>-25,000</u>	
TOTAL ASSOCIATION EXPENSES         789,254         821,772         903,425         1,144,555         1,692,679         1,966,327           2024 Special Assessment         207,500         1,900,179<	TOTAL GENERAL & ADMINISTRATIVE	16,100	49,100	0		16,100	49,100	
TOTAL ASSOCIATION EXPENSES         789,254         821,772         903,425         1,144,555         1,692,679         1,966,327           2024 Special Assessment         207,500         1,900,179<	Not of Poulty chare of econoges							
2024 Special Assessment   207,500   Total   1,900,179		789 254	821 772	903 425	1 144 555	1 692 679	1 966 327	
Total 2024 2025 1,900,179 2024 2025 2024 2025 2024 2,025 2024 2025 2024 2025		100,201	02.,2	000,120	1,111,000	· · ·		
ANNUAL PER UNIT       2024       2025         COMMON PORTION       4,755       4,950         QUARTERLY AMOUNT       1,189       1,238         COMBINED TOTALS 2023/ 2024       2024       2025       2024       2025       2024       2,025         BLDG 1       95,091       99,009       25,593       146,555       120,684       245,564         BLDG 2       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 3       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 4       152,145       158,414       35,613       220,551       187,758       378,965         BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         Insurance Supplemental-Buildings       708,855       1,144,555       983,824       1,966,327 <td>•</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	•							
QUARTERLY AMOUNT       1,189       1,238         COMBINED TOTALS 2023/ 2024       2024       2025       2024       2025       2024       2,025         BLDG 1       95,091       99,009       25,593       146,555       120,684       245,564         BLDG 2       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 3       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 4       152,145       158,414       35,613       220,551       187,758       378,965         BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         Insurance Supplemental-Buildings       708,855       1,144,555       983,824       1,966,327		2024	2025			.,000,		
QUARTERLY AMOUNT       1,189       1,238         COMBINED TOTALS 2023/ 2024       2024       2025       2024       2025       2024       2,025         BLDG 1       95,091       99,009       25,593       146,555       120,684       245,564         BLDG 2       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 3       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 4       152,145       158,414       35,613       220,551       187,758       378,965         BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         Insurance Supplemental-Buildings       708,855       1,144,555       983,824       1,966,327	COMMON DODTION	4 755	4.050					
COMBINED TOTALS 2023/ 2024 2025 2024 2025 2024 2,025  BLDG 1 95,091 99,009 25,593 146,555 120,684 245,564  BLDG 2 104,600 108,910 27,063 157,843 131,663 266,753  BLDG 3 104,600 108,910 27,063 157,843 131,663 266,753  BLDG 4 152,145 158,414 35,613 220,551 187,758 378,965  BLDG 5 152,145 158,414 35,613 220,551 187,758 378,965  BLDG GULF 142,636 148,513 36,625 186,843 179,261 335,356  N.V. 19,018 19,802 3,500 27,184 22,518 46,986  S.V. 19,018 19,802 3,500 27,184 22,518 46,986  S.V. 19,018 19,802 3,500 27,184 22,518 46,986  T89,254 821,772 194,570 1,144,555 983,824 1,966,327		,						
BLDG 1 95,091 99,009 25,593 146,555 120,684 245,564 BLDG 2 104,600 108,910 27,063 157,843 131,663 266,753 BLDG 3 104,600 108,910 27,063 157,843 131,663 266,753 BLDG 4 152,145 158,414 35,613 220,551 187,758 378,965 BLDG 5 152,145 158,414 35,613 220,551 187,758 378,965 BLDG GULF 142,636 148,513 36,625 186,843 179,261 335,356 N.V. 19,018 19,802 3,500 27,184 22,518 46,986 S.V. 19,018 19,802 3,500 27,184 22,518 46,986 S.V. 19,018 19,802 3,500 27,184 22,518 46,986 Insurance Supplemental-Buildings 708,855	QUARTERLY AMOUNT	1,189	1,238					
BLDG 2       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 3       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 4       152,145       158,414       35,613       220,551       187,758       378,965         BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         Insurance Supplemental-Buildings       708,855       708,855       1,144,555       983,824       1,966,327	COMBINED TOTALS 2023/ 2024	2024	2025	2024	2025	2024	2,025	
BLDG 2       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 3       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 4       152,145       158,414       35,613       220,551       187,758       378,965         BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         Insurance Supplemental-Buildings       708,855       708,855       1,144,555       983,824       1,966,327	RIDG 1	05 001	00 000	25 502	1/G EEF	120 694	245 FG4	
BLDG 3       104,600       108,910       27,063       157,843       131,663       266,753         BLDG 4       152,145       158,414       35,613       220,551       187,758       378,965         BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         T89,254       821,772       194,570       1,144,555       983,824       1,966,327         Insurance Supplemental-Buildings       708,855       708,855			·					
BLDG 4       152,145       158,414       35,613       220,551       187,758       378,965         BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         T89,254       821,772       194,570       1,144,555       983,824       1,966,327         Insurance Supplemental-Buildings       708,855       708,855			•		,			
BLDG 5       152,145       158,414       35,613       220,551       187,758       378,965         BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         T89,254       821,772       194,570       1,144,555       983,824       1,966,327         Insurance Supplemental-Buildings       708,855       708,855					-			
BLDG GULF       142,636       148,513       36,625       186,843       179,261       335,356         N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         789,254       821,772       194,570       1,144,555       983,824       1,966,327         Insurance Supplemental-Buildings       708,855       708,855		· · · · · · · · · · · · · · · · · · ·	·		-			
N.V.       19,018       19,802       3,500       27,184       22,518       46,986         S.V.       19,018       19,802       3,500       27,184       22,518       46,986         789,254       821,772       194,570       1,144,555       983,824       1,966,327         Insurance Supplemental-Buildings       708,855       708,855			-					
S.V. <u>19,018</u> <u>19,802</u> <u>3,500</u> <u>27,184</u> <u>22,518</u> <u>46,986</u> 789,254 <b>821,772</b> 194,570 <b>1,144,555</b> 983,824 <b>1,966,327</b> Insurance Supplemental-Buildings 708,855					,			
789,254 <b>821,772</b> 194,570 <b>1,144,555</b> 983,824 <b>1,966,327</b> Insurance Supplemental-Buildings 708,855			-	·	,			
Insurance Supplemental-Buildings 708,855	J.V.	19,018	19,802	<u>3,300</u>	21,184	<u> </u>	40,386	
	Incurance Cumplemental Duildings	789,254	821,772	·		983,824	1,966,327	
1,092,079	insurance supplemental-buildings			100,855		1 602 670		
2024 Special Assessment	2024 Special Assessment							
2024 Special Assessment         207,500           Total         1,900,179	·							

### **Supplemental Insurance Budget -2025 Proposed:**

	Building 1	Building 2	Building 3	Building 4	Building 5	Gulf	NV	SV	Common	Total
Premium-Prop & GL	. 122,687	131,749	131,749	185,968	185,968	152,656	23,484	23,484	80,621	1,038,366
Premium-Flood	6,380	6,380	6,380	7,700	7,700	7,370	2,200	2,200	3,300	49,610
Total	129,067	138,129	138,129	193,668	193,668	160,026	25,684	25,684		1,087,976
Common	10,103	11,113	11,113	16,164	16,164	15,154	2,021	2,021	83,852	
Total	139,170	149,242	149,242	209,832	209,832	175,180	27,705	27,705		
2 payment	69,585	74,621	74,621	104,916	104,916	87,590	13,853	13,853		
Per unit	3,479	3,392	3,392	3,279	3,279	2,920	3,463	3,463		
Total	139,160	149,248	149,248	209,856	209,856	175,200	27,704	27,704		1,087,976

### **BUILDING #1 20 UNITS**

	2024 APPROVED BUDGET	2025 PROPOSED BUDGET
FIRE ALARM ELEVATOR MAINTENANCE BUILDING REPAIRS & PAINT TOTAL	3,500 2,760 2,000 8,260	3,788 2,150 <u>3,000</u> <u>8,938</u>
ELECTRIC WATER & SEWER TOTAL	1,000 10,533 11,533	0 <u>8,550</u> <u>8,550</u>
FLOOD WINDSTORM TOTAL	5,800	6,380 <u>122,687</u> <u>129,067</u>
Total Direct Building Expenses Portion of Common Expenses Grand Total Expenses	25,593 95,091 120,684	146,555 <u>99,009</u> <u>245,564</u>

#### **2025 PER UNIT COSTS**

	ANNUAL
Proposed 2025 Budget Direct	146,555
Proposed 2025 Budget Common	99,009
Proposed 2025 Budget Total	245,564
Proposed 2025 Reserve Funding \$425 unit	<u>34,000</u>
Total Billings	279,564

### Invoicing is broken down as follows:

1st & 2nd Quarter	\$4,809
Reserve Funding	<u>\$425</u>
Total	\$5,234
3rd & 4th Quarter	\$1,330
Reserve Funding	\$425
Total	\$1,755
Total Billings \$13978 per unit	\$279,560

2024 Annual Per unit	\$12,532
Special Assessment	\$1,250
Total 2024	

Total 2024 \$13,782 Increase over 2024 \$152

Note:Difference is due to Rounding rule

### **BUILDING #2 22 UNITS**

	2024 APPROVED BUDGET	2025 PROPOSED BUDGET
FIRE ALARM ELEVATOR MAINTENANCE BUILDING REPAIRS & PAINT TOTAL	3,850 2,760 2,000 8,610	4,169 2,150 4,000 10,319
ELECTRIC WATER & SEWER TOTAL	1,000 11,653 12,653	9,395 <b>9,395</b>
FLOOD WINDSTORM TOTAL	5,800	6,380 131,749 138,129
Total Direct Building Expenses Portion of Common Expenses Grand Total Expenses	27,063 104,600 131,663	157,843 108,910 266,753

2025 PER UNIT COSTS		OHARTERIA
		QUARTERLY
Proposed 2025 Budget Direct		157,843
Proposed 2025 Budget Common	-	108,910
Proposed 2025 Budget Total	- -	266,753
Proposed 2025 Reserve Funding		
\$425 unit		37,400
Total Billings	_	304,153
	=	
Invoicing is broken down as follows:		
1st & 2nd Quarter		\$4,727
Reserve Funding		\$425
Total	_	\$5,152
	-	
3rd & 4th Quarter		\$1,335
Reserve Funding	<u>-</u>	\$425
Total	=	\$1,760
Total Billings \$13,825 per unit x22		
2024 Annual Per unit	\$12,376	
Special Assessment	\$1,250	
Total 2024		\$13,626
Increase over 2024		\$199

Note: Difference is due to Rounding Rule

### BUILDING # 3 22 UNITS

	2024 APPROVED BUDGET	2025 PROPOSED BUDGET
FIRE ALARM	3,850	4,169
ELEVATOR MAINTENANCE	2,760	2,150
BUILDING REPAIRS & PAINT	2,000	4,000
TOTAL	8,610	10,319
ELECTRIC	1,000	0
WATER & SEWER	11,653	9,395
TOTAL	12,653	9,395
FLOOD WINDSTORM	5,800	6,380 131,749
TOTAL	5,800	138,129
Total Direct Building Expenses	27,063	157,843
Portion of Common Expenses	104,600	108,910
Grand Total Expenses	131,663	266,753

2025 PER UNIT COSTS		
		QUARTERLY
Proposed 2025 Budget Direct		157,843
Proposed 2025 Budget Common		108,910
Proposed 2025 Budget Total		266,753
Proposed 2025 Reserve Funding		
\$425 unit		37,400
Total Billings	_	304,153
Invoicing is broken down as follows:		
1st & 2nd Quarter		\$4,727
Reserve Funding		\$425
Total	_	\$5,152
3rd & 4th Quarter		\$1,335
Reserve Funding		\$425
Total	<u> </u>	\$1,760
Total Billings \$13,825 per unit		\$304,150
2024 Annual Per unit	\$12,376	
Special Assessment	\$1,250	
Total 2024		\$13,626
Increase over 2024		\$199

Note: Difference is Due to Rounding rule

### BUILDING # 4 32 UNITS

	2024 APPROVED BUDGET	2025 PROPOSED BUDGET
FIRE ALARM ELEVATOR MAINTENANCE BUILDING REPAIRS & PAINT TOTAL	5,600 2,760 2,000 10,360	6,068 2,150 5,000 13,218
ELECTRIC WATER & SEWER TOTAL	1,500 16,753 18,253	13,665 13,665
FLOOD WINDSTORM TOTAL	7,000	7,700 185,968 193,668
Total Direct Building Expenses Portion of Common Expenses Grand Total Expenses	35,613 152,145 187,758	220,551 158,414 378,965

2025 PER UNIT COSTS		
	Q	UARTERLY
Proposed 2025 Budget Direct		220,551
Proposed 2025 Budget Common		158,414
Proposed 2025 Budget Total	_	378,965
Proposed 2025 Reserve Funding		
\$425 unit		54,400
Total Billings	_	433,365
Invoicing is broken down as follows:		
1st & 2nd Quarter		\$4,600
Reserve Funding		\$425
Total		\$5,025
3rd & 4th Quarter		\$1,321
Reserve Funding		\$425
Total	_	\$1,746
Total Billings \$13,542 per unit x32		\$433,344
2024 Annual Per unit	<b>\$12,143</b>	
Special Assessment	\$1,250	
Total 2024		\$13,393
Increase over 2024		\$149

Note:Difference is due to rounding rule

### **BUILDING # 5 32 UNITS**

BUILDING # 5 32 UNITS	2024	2025
	APPROVED	PROPOSED
	BUDGET	BUDGET
FIRE ALARM	5,600	6,068
ELEVATOR MAINTENANCE	2,760	2,150
BUILDING REPAIRS & PAINT	2,000	5,000
TOTAL	10,360	13,218
ELECTRIC	1,500	
WATER & SEWER	16,753	13,665
TOTAL	18,253	13,665
	. 5,255	10,000
FLOOD	7,000	7,700
WINDSTORM		185,968
TOTAL	7,000	193,668
Total Direct Building Evpenses	35,613	220,551
Total Direct Building Expenses	152,145	158,414
Portion of Common Expenses  Grand Total Expenses	187,758	378,965
Grand Total Expenses	107,730	370,903
2025 PER UNIT COSTS		
ZUZUT ER ORTT GOOTG		
2020 I EN GIAIT GGGTG		QUARTERI Y
		QUARTERLY 220,551
Proposed 2024 Budget Direct Proposed 2024 Budget Common		QUARTERLY 220,551 158,414
Proposed 2024 Budget Direct	<u>-</u>	220,551
Proposed 2024 Budget Direct Proposed 2024 Budget Common	- -	220,551 158,414
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total		220,551 158,414
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding	<u>-</u>	220,551 158,414 378,965
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit	- -	220,551 158,414 378,965 54,400
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding	- -	220,551 158,414 378,965
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit	- - - -	220,551 158,414 378,965 54,400
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows	- - - -	220,551 158,414 378,965 54,400 433,365
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows  1st & 2nd Quarter	- - - s:	220,551 158,414 378,965 54,400 433,365
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows  1st & 2nd Quarter Reserve Funding	- - - -	220,551 158,414 378,965 54,400 433,365 \$4,600 \$425
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows  1st & 2nd Quarter	- - - - - -	220,551 158,414 378,965 54,400 433,365
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows  1st & 2nd Quarter Reserve Funding	- - - - - - -	220,551 158,414 378,965 54,400 433,365 \$4,600 \$425
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows  1st & 2nd Quarter Reserve Funding Total	- - - - - -	220,551 158,414 378,965 54,400 433,365 \$4,600 \$425 \$5,025
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows  1st & 2nd Quarter Reserve Funding Total  3rd & 4th Quarter	- - - - - -	220,551 158,414 378,965 54,400 433,365 \$4,600 \$425 \$5,025
Proposed 2024 Budget Direct Proposed 2024 Budget Common Proposed 2024 Budget Total  Proposed 2025 Reserve Funding \$425 unit Total Billings  Invoicing is broken down as follows  1st & 2nd Quarter Reserve Funding Total  3rd & 4th Quarter Reserve Funding	- - -	220,551 158,414 378,965 54,400 433,365 \$4,600 \$425 \$5,025 \$1,321 \$425

\$12,143

\$1,250

\$13,393 \$149

Note: Differences due to Rounding Rule

2024 Annual Per unit

**Special Assessment** 

Increase over 2024

**Total 2024** 

### BUILDING # Gulf 30 UNITS

	2024	2025
	APPROVED	PROPOSED
	BUDGET	BUDGET
FIDE ALADM	5.050	
FIRE ALARM	5,250	5,687
ELEVATOR MAINTENANCE	5,520	4,300
BUILDING REPAIRS & PAINT	2,000	4,000
TOTAL	12,770	13,987
ELECTRIC	1,500	
WATER & SEWER	15,655	12,830
TOTAL	17,155	12,830
FLOOD	6,700	7,370
WINDSTORM		152,656
TOTAL	6,700	160,026
Total Direct Building Expenses	36 625	196 9/2
Total Direct Building Expenses	36,625	186,843
Portion of Common Expenses	142,636	148,513
Grand Total Expenses	179,261	335,356

#### **2025 PER UNIT COSTS**

	QUARTERLY
Proposed 2024 Budget Direct	186,843
Proposed 2024 Budget Common	148,513
Proposed 2024 Budget Total	335,356
Proposed 2025 Reserve Funding	
\$425 unit	51,000
Total Billings	386,356
Invoicing is broken down as follows:	
1st & 2nd Quarter	\$ <i>4 2</i> 55

1st & 2nd Qua	arter	\$4,255
Reserve Funding	g	\$425
Total		\$4,680
3rd & 4th Quarte	er	\$1,335
Reserve Funding	g	\$425
Total		\$1,760
Total Billings	\$12880 per unit x30	\$386,400

2024 Annual Per Unit	\$11,318
Special Assessment	\$1,250
Total 2024	

Total 2024 \$12,568 Increase over 2024 \$268

#### **BUILDING #North Villas 4 UNITS**

	2024 APPROVED BUDGET	2025 PROPOSED BUDGET
BUILDING REPAIRS & PAINT	1,500	1,500
TOTAL	1,500	1,500
ELECTRIC WATER & SEWER	0	
TOTAL	0	
FLOOD WINDSTORM	2,000	2,200 23,484
TOTAL	2,000	25,684
Total Direct Building Expenses	3,500	27,184
Portion of Common Expenses	19,018	19,802
Grand Total Expenses	22,518	46,986

2024 Annual Per Unit

Special Assessment

Increase over 2024

**Total 2024** 

QUARTERLY
27,184
19,802
46,986
5,200
52,186
\$4,668
\$325
\$4,993
\$1,205
\$325
\$1,530
\$52,184

\$11,518

\$1,250

\$12,768

\$278

### BUILDING # South Villas 4 UNITS

	2024 APPROVED BUDGET	2025 PROPOSED BUDGET
BUILDING REPAIRS & PAINT	1,500	1,500
TOTAL	1,500	1,500
ELECTRIC WATER & SEWER TOTAL	0 0	
FLOOD WINDSTORM TOTAL	2,000	2,200 23,484
	2,000	25,684
Total Direct Building Expenses	3 500	27 194
Total Direct Building Expenses Portion of Common Expenses	3,500 19,018	27,184 19,802
Grand Total Expenses	22,518	46,986

**Total 2024** 

Increase over 2024

QUARTERLY
27,184
19,802
46,986
5,200
52,186
follows:
\$4,668
\$325
\$4,993
\$1,205
\$325
\$1,530
<b>\$52,184</b>
<b>\$11,518</b>
\$1,250

\$12,768 \$278

Annual Asse	ssments								
	Annual	Insurance	Total	Reserve	Total				
	Operating	Budget							
Building1	106,404	139,160	245,564	34,000	279,564				
Building 2	117,505	149,248	266,753	37,400	304,153				
Building 3	117,505	149,248	266,753	37,400	304,153				
Building 4	169,109	209,856	378,965	54,400	433,365				
Building 5	169,109	209,856	378,965	54,400	433,365				
Gulf	160,156	175,200	335,356	51,000	386,356				
NV	19,282	27,704	46,986	5,200	52,186				
SV	19,282	27,704	46,986	5,200	52,186				
Common									
Total	878,352	1,087,976	1,966,328	279,000	2,245,328				
Budget*	1,966,327								
Formula for B						4 4 9 9 1 94	2 1 2 111 21		
	Consolidated	Net after Ins	PerQuarter	Insurance	Reserve		3rd & 4th Qtr		
						Per Unit	Per Unit	Per bldg	
D 11 11 4	045.504	100 101	4.000	0.470	405	5.004	4 755	070 504	070 500
Building 1	245,564		1,330	3,479	425	,		· · · · · · · · · · · · · · · · · · ·	•
Building 2	266,753			3,392	425	,			
Building 3	266,753				425	,			
Building 4	378,965			3,279	425	,	· · · · · · · · · · · · · · · · · · ·	,	
Building 5	378,965		1,321	3,279	425	,	1,746		
Gulf	335,356		1,335	2,920	425	,	,	,	
NV	46,986	,	1,205	3,463	325	,	•		
SV	46,986	19,282	1,205	3,463	325	4,993	1,530	52,186	52,184
Total	1,966,327	878,351						2,245,327	2,245,296
Difference in	total billings by	 y building- \$31	1						