

| | | EXCELSIOR BEACH TO BAY CONDO. ASSOC. INC. | | | | | |
|-----------------------------|-----------------------------------|--|----------|-----------|--------|--------------|----------|
| | | | | | | | |
| | | Approved 2025 Annual Operating Budget | | | | | |
| | | Attached Insurance Supplement Consolidated in Operating Budget | | | | | |
| | | COMMON | | BUILDINGS | | CONSOLIDATED | |
| | | 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 | -250,000 | -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 | 5,000 | 5,000 | | | 5,000 | 5,000 |
| | 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 | 5,000 | | | 3,000 | 5,000 |
| | 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 | 310,500 | 310,500 |

| | | | | | | | |
|---|---------|---------|---------|-----------|-----------|-----------|-------|
| :: | | | | | | | |
| | | 2024 | 2025 | 2024 | 2025 | 2024 | 2,025 |
| INSURANCE | | | | | | | |
| 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 | |
| GENERAL & ADMINISTRATIVE | | | | | | | |
| ACCOUNTING FEES | 0 | 24,000 | | | 0 | 24,000 | |
| BANK SERVICE CHARGE | 100 | 100 | | | 100 | 100 | |
| FEES & PERMITS | 2,000 | 2,000 | | | 2,000 | 2,000 | |
| LEGAL FEES | 1,500 | 4,000 | | | 1,500 | 4,000 | |
| CREDIT CARD FEES | 1,500 | 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 | |
| ADMIN. CONTINGENCY | 2,000 | 3,000 | | | 2,000 | 3,000 | |
| UNIFORMS | 0 | 1,000 | | | 0 | 1,000 | |
| AUDIT/TAX RETURN/OUTSIDE CPA | 5,000 | 7,500 | | | 5,000 | 7,500 | |
| TELEPHONE | 4,000 | 3,000 | | | 4,000 | 3,000 | |
| EXERCISE EQUIP. MTCE | 2,000 | 2,000 | | | 2,000 | 2,000 | |
| SECURITY-WEBSITE | 3,000 | 14,500 | | | 3,000 | 14,500 | |
| REALTY G&A REIMBURSEMENT | -18,000 | -25,000 | | | -18,000 | -25,000 | |
| TOTAL GENERAL & ADMINISTRATIVE | 16,100 | 49,100 | 0 | | 16,100 | 49,100 | |
| * Net of Realty share of expenses | | | | | | | |
| TOTAL ASSOCIATION EXPENSES | 789,254 | 821,772 | 903,425 | 1,144,555 | 1,692,679 | 1,966,327 | |
| 2024 Special Assessment | | | | | 207,500 | | |
| Total | | | | | 1,900,179 | | |
| 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 | |
| | 789,254 | 821,772 | 194,570 | 1,144,555 | 983,824 | 1,966,327 | |
| Insurance Supplemental-Buildings | | | 708,855 | | | | |
| | | | | | 1,692,679 | | |
| 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 |

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2025 APPROVED BUDGET**

BUILDING # 1 20 UNITS

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

2025 PER UNIT COSTS

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

Invoicing is broken down as follows:

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

| | |
|----------------------|----------|
| 2024 Annual Per unit | \$12,532 |
| Special Assessment | \$1,250 |
| Total 2024 | \$13,782 |
| Increase over 2024 | \$152 |

Note: Difference is due to Rounding rule

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2025 APPROVED BUDGET**

BUILDING #2 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 | <u>8,610</u> | <u>10,319</u> |
| | | |
| ELECTRIC | 1,000 | 0 |
| WATER & SEWER | 11,653 | 9,395 |
| TOTAL | <u>12,653</u> | <u>9,395</u> |
| | | |
| FLOOD | 5,800 | 6,380 |
| WINDSTORM | | 131,749 |
| TOTAL | <u>5,800</u> | <u>138,129</u> |
| | | |
| Total Direct Building Expenses | 27,063 | 157,843 |
| Portion of Common Expenses | 104,600 | 108,910 |
| Grand Total Expenses | <u>131,663</u> | <u>266,753</u> |

2025 PER UNIT COSTS

| | QUARTERLY |
|---|----------------|
| Proposed 2025 Budget Direct | 157,843 |
| Proposed 2025 Budget Common | <u>108,910</u> |
| Proposed 2025 Budget Total | <u>266,753</u> |
| | |
| Proposed 2025 Reserve Funding \$425 unit | 37,400 |
| Total Billings | <u>304,153</u> |

Invoicing is broken down as follows:

| | |
|-------------------|----------------|
| 1st & 2nd Quarter | \$4,727 |
| Reserve Funding | \$425 |
| Total | <u>\$5,152</u> |
| | |
| 3rd & 4th Quarter | \$1,335 |
| Reserve Funding | \$425 |
| Total | <u>\$1,760</u> |

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

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2025 APPROVED BUDGET**

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 | <u>8,610</u> | <u>10,319</u> |
| | | |
| ELECTRIC | 1,000 | 0 |
| WATER & SEWER | 11,653 | 9,395 |
| TOTAL | <u>12,653</u> | <u>9,395</u> |
| | | |
| FLOOD | 5,800 | 6,380 |
| WINDSTORM | | 131,749 |
| TOTAL | <u>5,800</u> | <u>138,129</u> |
| | | |
| Total Direct Building Expenses | 27,063 | 157,843 |
| Portion of Common Expenses | 104,600 | 108,910 |
| Grand Total Expenses | <u>131,663</u> | <u>266,753</u> |

2025 PER UNIT COSTS

| | QUARTERLY |
|---|----------------|
| Proposed 2025 Budget Direct | 157,843 |
| Proposed 2025 Budget Common | 108,910 |
| Proposed 2025 Budget Total | <u>266,753</u> |
| | |
| Proposed 2025 Reserve Funding \$425 unit | 37,400 |
| Total Billings | <u>304,153</u> |

Invoicing is broken down as follows:

| | |
|------------------------------|-----------------------|
| 1st & 2nd Quarter | \$4,727 |
| Reserve Funding | \$425 |
| Total | <u>\$5,152</u> |

| | |
|------------------------------|-----------------------|
| 3rd & 4th Quarter | \$1,335 |
| Reserve Funding | \$425 |
| Total | <u>\$1,760</u> |

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

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2025 APPROVED BUDGET**

BUILDING # 4 32 UNITS

| | 2024 APPROVED BUDGET | 2025 PROPOSED BUDGET |
|--------------------------------|----------------------------|----------------------------|
| FIRE ALARM | 5,600 | 6,068 |
| ELEVATOR MAINTENANCE | 2,760 | 2,150 |
| BUILDING REPAIRS & PAINT | 2,000 | 5,000 |
| TOTAL | <u>10,360</u> | <u>13,218</u> |
| | | |
| ELECTRIC | 1,500 | 0 |
| WATER & SEWER | 16,753 | 13,665 |
| TOTAL | <u>18,253</u> | <u>13,665</u> |
| | | |
| FLOOD | 7,000 | 7,700 |
| WINDSTORM | | 185,968 |
| TOTAL | <u>7,000</u> | <u>193,668</u> |
| | | |
| Total Direct Building Expenses | 35,613 | 220,551 |
| Portion of Common Expenses | 152,145 | 158,414 |
| Grand Total Expenses | <u>187,758</u> | <u>378,965</u> |

2025 PER UNIT COSTS

QUARTERLY

| | |
|-----------------------------|----------------|
| Proposed 2025 Budget Direct | 220,551 |
| Proposed 2025 Budget Common | 158,414 |
| Proposed 2025 Budget Total | <u>378,965</u> |

| | |
|---|----------------|
| Proposed 2025 Reserve Funding \$425 unit | 54,400 |
| Total Billings | <u>433,365</u> |

Invoicing is broken down as follows:

| | |
|-------------------|----------------|
| 1st & 2nd Quarter | \$4,600 |
| Reserve Funding | \$425 |
| Total | <u>\$5,025</u> |

| | |
|-------------------|----------------|
| 3rd & 4th Quarter | \$1,321 |
| Reserve Funding | \$425 |
| Total | <u>\$1,746</u> |

Total Billings \$13,542 per unit x32 \$433,344

| | | |
|----------------------|----------|----------|
| 2024 Annual Per unit | \$12,143 | |
| Special Assessment | \$1,250 | |
| Total 2024 | | \$13,393 |
| Increase over 2024 | | \$149 |

Note: Difference is due to rounding rule

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2 2025 APPROVED BUDGET**

BUILDING # 5 32 UNITS

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

2025 PER UNIT COSTS

| | QUARTERLY |
|-----------------------------|-----------------------|
| Proposed 2024 Budget Direct | 220,551 |
| Proposed 2024 Budget Common | 158,414 |
| Proposed 2024 Budget Total | <u><u>378,965</u></u> |

| | |
|---|-----------------------|
| Proposed 2025 Reserve Funding \$425 unit | 54,400 |
| Total Billings | <u><u>433,365</u></u> |

Invoicing is broken down as follows:

| | |
|-------------------|-----------------------|
| 1st & 2nd Quarter | \$4,600 |
| Reserve Funding | \$425 |
| Total | <u><u>\$5,025</u></u> |

| | |
|-------------------|-----------------------|
| 3rd & 4th Quarter | \$1,321 |
| Reserve Funding | \$425 |
| Total | <u><u>\$1,746</u></u> |

Total Billings \$13,542 per unit x32 \$433,344

| | | |
|----------------------|----------|----------|
| 2024 Annual Per unit | \$12,143 | |
| Special Assessment | \$1,250 | |
| Total 2024 | | \$13,393 |
| Increase over 2024 | | \$149 |

Note: Differences due to Rounding Rule

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2025 APPROVED BUDGET**

BUILDING # Gulf 30 UNITS

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

2025 PER UNIT COSTS

| | QUARTERLY |
|---|----------------|
| Proposed 2024 Budget Direct | 186,843 |
| Proposed 2024 Budget Common | 148,513 |
| Proposed 2024 Budget Total | <u>335,356</u> |
| | |
| Proposed 2025 Reserve Funding \$425 unit | 51,000 |
| Total Billings | <u>386,356</u> |

Invoicing is broken down as follows:

| | |
|-------------------------------------|----------------|
| 1st & 2nd Quarter | \$4,255 |
| Reserve Funding | \$425 |
| Total | <u>\$4,680</u> |
| | |
| 3rd & 4th Quarter | \$1,335 |
| Reserve Funding | \$425 |
| Total | <u>\$1,760</u> |
| | |
| Total Billings \$12880 per unit x30 | \$386,400 |

| | |
|----------------------|----------|
| 2024 Annual Per Unit | \$11,318 |
| Special Assessment | \$1,250 |
| Total 2024 | \$12,568 |
| Increase over 2024 | \$268 |

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2025 APPROVED BUDGET**

BUILDING #North Villas 4 UNITS

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

2025 PER UNIT COSTS

QUARTERLY

| | |
|-------------------------------|---------------|
| Proposed 2024 Budget Direct | 27,184 |
| Proposed 2024 Budget Common | 19,802 |
| Proposed 2024 Budget Total | <u>46,986</u> |
| Proposed 2025 Reserve Funding | |
| \$325 per unit | 5,200 |
| Total Billings | <u>52,186</u> |

Invoicing is broken down as follows:

| | |
|-------------------|----------------|
| 1st & 2nd Quarter | \$4,668 |
| Reserve Funding | \$325 |
| Total | <u>\$4,993</u> |

| | |
|-------------------|----------------|
| 3rd & 4th Quarter | \$1,205 |
| Reserve Funding | \$325 |
| Total | <u>\$1,530</u> |

Total Billings \$13046 per unit x4 **\$52,184**

| | | |
|----------------------|----------|----------|
| 2024 Annual Per Unit | \$11,518 | |
| Special Assessment | \$1,250 | |
| Total 2024 | | \$12,768 |
| Increase over 2024 | | \$278 |

**EXCELSIOR BEACH TO BAY CONDO. ASSOC.
2025 APPROVED BUDGET**

BUILDING # South Villas 4 UNITS

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

2025 PER UNIT COSTS

QUARTERLY

| | |
|-------------------------------|---------------|
| Proposed 2024 Budget Direct | 27,184 |
| Proposed 2024 Budget Common | 19,802 |
| Proposed 2024 Budget Total | <u>46,986</u> |
| Proposed 2025 Reserve Funding | |
| \$325 per unit | 5,200 |
| Total Billings | <u>52,186</u> |

Invoicing is broken down as follows:

| | |
|-------------------|----------------|
| 1st & 2nd Quarter | \$4,668 |
| Reserve Funding | \$325 |
| Total | <u>\$4,993</u> |

| | |
|-------------------|----------------|
| 3rd & 4th Quarter | \$1,205 |
| Reserve Funding | \$325 |
| Total | <u>\$1,530</u> |

Total Billings \$13046 per unit x4 \$52,184

| | |
|----------------------|----------|
| 2024 Annual Per Unit | \$11,518 |
| Special Assessment | \$1,250 |
| Total 2024 | \$12,768 |
| Increase over 2024 | \$278 |

| Annual Assessments | | | | | | | | | |
|--|--------------|---------------|------------|-----------|-----------|---------------|---------------|-----------|-----------|
| | Annual | Insurance | Total | Reserve | Total | | | | |
| | Operating | Budget | | | | | | | |
| Building 1 | 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 Billing | | | | | | | | | |
| | Consolidated | Net after Ins | PerQuarter | Insurance | Reserve | 1st & 2nd Qtr | 3rd & 4th Qtr | Total | |
| | | | | | | Per Unit | Per Unit | Per bldg | |
| Building 1 | 245,564 | 106,404 | 1,330 | 3,479 | 425 | 5,234 | 1,755 | 279,564 | 279,560 |
| Building 2 | 266,753 | 117,505 | 1,335 | 3,392 | 425 | 5,152 | 1,760 | 304,153 | 304,150 |
| Building 3 | 266,753 | 117,505 | 1,335 | 3,392 | 425 | 5,152 | 1,760 | 304,153 | 304,150 |
| Building 4 | 378,965 | 169,109 | 1,321 | 3,279 | 425 | 5,025 | 1,746 | 433,365 | 433,334 |
| Building 5 | 378,965 | 169,109 | 1,321 | 3,279 | 425 | 5,025 | 1,746 | 433,365 | 433,334 |
| Gulf | 335,356 | 160,156 | 1,335 | 2,920 | 425 | 4,680 | 1,760 | 386,356 | 386,400 |
| NV | 46,986 | 19,282 | 1,205 | 3,463 | 325 | 4,993 | 1,530 | 52,186 | 52,184 |
| 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 building- \$31 | | | | | | | | | |