

# HEATHER HILL APTS NO. 1

39 Units

## JANUARY 1, 2023 - DECEMBER 31, 2023 APPROVED BUDGET

ACCT	REVENUE	2022 ANNUAL	2023 ANNUAL	2023 MONTHLY
4010	Unit Maintenance Fees	\$129,560	\$155,472	\$12,956
4900	Association Owned Unit	\$21,600	\$10,000	\$833
	<b>TOTAL REVENUE</b>	<b>\$151,160</b>	<b>\$165,472</b>	<b>\$13,789</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative	\$3,000	\$3,000	\$250
5015	Bank/Coupons	\$300	\$332	\$28
5030	Association Rented Units Maintenance	\$825	\$825	\$69
5040	Web-Site	\$595	\$595	\$50
5300	Insurance (March)	\$40,000	\$53,204	\$4,434
5400	Lawn Service Contract	\$12,000	\$12,000	\$1,000
5600	Corporation Fee	\$80	\$80	\$7
5620	Bureau of Condo Fees	\$156	\$156	\$13
5700	Recreation / Master Fee	\$17,016	\$17,112	\$1,426
5800	Management Fee	\$8,100	\$8,100	\$675
5900	Professional - Legal	\$500	\$500	\$42
5910	CPA Services	\$425	\$425	\$35
6100	Building / Repair Maintenance	\$7,193	\$2,000	\$167
7005	Spectrum Bulk Cable Service	\$28,000	\$31,356	\$2,613
6140	Janitorial Service	\$890	\$977	\$81
7001	Electric	\$1,080	\$1,090	\$91
7002	Water / Sewer / Trash (City of Dunedin)	\$31,000	\$33,720	\$2,810
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$151,160</b>	<b>\$165,472</b>	<b>\$13,789</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
	<b>TOTAL RESERVES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

### TOTAL EXPENSES

<b>\$151,160</b>	<b>\$165,472</b>	<b>\$13,789</b>
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YOUR MAINTENANCE FEES FOR 2023 WILL BE AS FOLLOWS

\$0

BLDG. NO / APT NO.	2023 MONTHLY FEE
E1, D2, D3,	<b>\$346.26</b>
E2	<b>\$253.17</b>
E3, G3, G4	<b>\$263.52</b>
E4, D4, G2	<b>\$315.23</b>
F2, I5, H1, H4, J3	<b>\$325.58</b>
F5, D1	<b>\$335.92</b>
I3, I4, J4, J5	<b>\$273.86</b>
F3, F4, I2, D5, G1, G5, H2, H3, J6	<b>\$356.60</b>
E5, F1, I6, I7, H5, J2, J7	<b>\$366.95</b>
I1, J1,	<b>\$377.29</b>

**RESERVE ANALYSIS  
HEATHER HILL APTS NO. 1  
JANUARY 1, 2023 - DECEMBER 31, 2023**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 1/1/2023</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2023 Fully Funded Annual Reserves</b>	<b>2023 Actual Budgeted Amount</b>
Reserves Painting	\$38,000	\$0	12	2	\$38,000	\$19,000	\$0
Reserves Paving/Seal Coat	\$10,000	\$0	10	8	\$10,000	\$1,250	\$0
Reserves Roofing	\$140,000	\$0	30	24	\$140,000	\$5,833	\$0
Reserves Carports	\$14,000	\$0	20	9	\$14,000	\$1,556	\$0
Reserves Deferred		\$12,180					\$0
<b>TOTALS</b>	<b>\$202,000</b>	<b>\$0</b>			<b>\$202,000</b>	<b>\$27,639</b>	<b>\$0</b>

<b>BLDG. NO / APT NO.</b>	<b>%</b>	<b>2022 MONTHLY FEE</b>	<b>2023 MONTHLY FEE WITHOUT CABLE</b>	<b>2023 MONTHLY FEE WITH CABLE</b>	<b>2023 FULLY FUNDED MTHLY FEE</b>
E1, D2, D3,	2.700%	\$288.78	\$279.26	\$67.00	\$430.95
E2	1.800%	\$209.68	\$186.17	\$67.00	\$309.63
E3, G3, G4	1.900%	\$218.47	\$196.52	\$67.00	\$323.11
E4, D4, G2	2.400%	\$262.41	\$248.23	\$67.00	\$390.51
F2, I5, H1, H4, J3	2.500%	\$271.20	\$258.58	\$67.00	\$403.99
F5, D1	2.600%	\$279.99	\$268.92	\$67.00	\$417.47
I3, I4, J4, J5	2.000%	\$227.26	\$206.86	\$67.00	\$336.59
F3, F4, I2, D5, G1, G5, H2, H3, J6	2.800%	\$297.56	\$289.60	\$67.00	\$444.43
E5, F1, I6, I7, H5, J2, J7	2.900%	\$306.35	\$299.95	\$67.00	\$457.91
I1, J1,	3.000%	\$315.14	\$310.29	\$67.00	\$471.39

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**YOUR MAINTENANCE FEES EFFECTIVE JANUARY 1, 2023**

## SPECIAL ASSESSMENT FOR \$25,000

<b>BLDG. NO / APT NO.</b>	<b>%</b>	<b>TOTAL DUE EACH</b>		<b>TOTAL COLLECTED</b>
E1, D2, D3,	2.700%	\$675.00		<b>\$2,025.00</b>
E2	1.800%	\$450.00		<b>\$450.00</b>
E3, G3, G4	1.900%	\$475.00		<b>\$1,425.00</b>
E4, D4, G2	2.400%	\$600.00		<b>\$1,800.00</b>
F2, I5, H1, H4, J3	2.500%	\$625.00		<b>\$3,000.00</b>
F5, D1	2.600%	\$650.00		<b>\$1,300.00</b>
I3, I4, J4, J5	2.000%	\$500.00		<b>\$2,000.00</b>
F3, F4, I2, D5, G1, G5, H2, H3, J6	2.800%	\$700.00		<b>\$6,300.00</b>
E5, F1, I6, I7, H5, J2, J7	2.900%	\$725.00		<b>\$5,075.00</b>
I1, J1,	3.000%	\$750.00		<b>\$1,500.00</b>

**TOTAL**

**\$24,875.00**