

HEATHER HILL APTS NO. 1
39 Units
JANUARY 1, 2024 - DECEMBER 31, 2024 APPROVED BUDGET

ACCT	REVENUE	2023 ANNUAL	2024 APPROVED ANNUAL	2024 MONTHLY
4010	Unit Maintenance Fees	\$155,472	\$194,778	\$16,232
4900	Association Owned Unit	\$10,000	\$6,600	\$550
	TOTAL REVENUE	\$165,472	\$201,378	\$16,782
	OPERATING EXPENSES			
5010	Administrative	\$3,000	\$3,175	\$265
5015	Bank/Coupons	\$332	\$332	\$28
5030	Association Rented Units Maintenance	\$825	\$500	\$42
5040	Web-Site	\$595	\$0	\$0
5300	Insurance (March)	\$53,204	\$77,500	\$6,458
5400	Lawn Service Contract	\$12,000	\$12,360	\$1,030
5600	Corporation Fee	\$80	\$90	\$8
5620	Bureau of Condo Fees	\$156	\$156	\$13
5700	Recreation / Master Fee	\$17,112	\$17,332	\$1,444
5800	Management Fee Exp. 12/24 - 30 day notice	\$8,100	\$9,000	\$750
5900	Professional - Legal	\$500	\$250	\$21
5910	CPA Services	\$425	\$475	\$40
6100	Building / Repair Maintenance	\$2,000	\$7,000	\$583
6140	Janitorial Services	\$977	\$1,110	\$93
7001	Electric	\$1,090	\$1,085	\$90
7002	Water / Sewer / Trash (City of Dunedin)	\$33,720	\$39,536	\$3,295
7005	Spectrum Bulk Cable Service	\$31,356	\$31,477	\$2,623
	TOTAL OPERATING EXPENSES	\$165,472	\$201,378	\$16,782

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
	TOTAL RESERVES	\$0	\$0	\$0

TOTAL EXPENSES

\$165,472	\$201,378	\$16,782
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YOUR MAINTENANCE FEES FOR 2024 WILL BE AS FOLLOWS

\$0

BLDG. NO / APT NO.	2024 MONTHLY FEE
E1, D2, D3,	\$434.69
E2	\$312.21
E3, G3, G4	\$325.82
E4, D4, G2	\$393.86
F2, I5, H1, H4, J3	\$407.47
F5, D1	\$421.08
I3, I4, J4, J5	\$339.43
F3, F4, I2, D5, G1, G5, H2, H3, J6	\$448.30
E5, F1, I6, I7, H5, J2, J7	\$461.90
I1, J1,	\$475.51

**RESERVE ANALYSIS
HEATHER HILL APTS NO. 1
JANUARY 1, 2024 - DECEMBER 31, 2024**

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
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

BLDG. NO / APT NO.	%	2023 MONTHLY FEE	2024 MONTHLY FEE WITHOUT CABLE	2024 MONTHLY FEE WITH CABLE	2024 FULLY FUNDED MTHLY FEE
E1, D2, D3,	2.700%	\$288.78	\$367.43	\$67.26	\$434.69
E2	1.800%	\$209.68	\$244.95	\$67.26	\$312.21
E3, G3, G4	1.900%	\$218.47	\$258.56	\$67.26	\$325.82
E4, D4, G2	2.400%	\$262.41	\$326.60	\$67.26	\$393.86
F2, I5, H1, H4, J3	2.500%	\$271.20	\$340.21	\$67.26	\$407.47
F5, D1	2.600%	\$279.99	\$353.82	\$67.26	\$421.08
I3, I4, J4, J5	2.000%	\$227.26	\$272.17	\$67.26	\$339.43
F3, F4, I2, D5, G1, G5, H2, H3, J6	2.800%	\$297.56	\$381.04	\$67.26	\$448.30
E5, F1, I6, I7, H5, J2, J7	2.900%	\$306.35	\$394.64	\$67.26	\$461.90
I1, J1,	3.000%	\$315.14	\$408.25	\$67.26	\$475.51

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YOUR MAINTENANCE FEES EFFECTIVE JANUARY 1, 2024