### **HEATHER HILL APTS NO. 1**

#### 39 Units

## JANUARY 1, 2022 - DECEMBER 31, 2022 APPROVED BUDGET APPROVED 12/03/2021

ACCT	REVENUE	2021 ANNUAL	2022 ANNUAL	2022 MONTHLY
4010	Unit Maintenance Fees	\$129,560	\$129,560	\$10,797
4900	Association Owned Unit	\$4,200	\$21,600	\$1,800
	TOTAL REVENUE	\$133,760	\$151,160	\$12,597
	OPERATING EXPENSES			
5010	Administrative	\$1,000	\$3,000	\$250
5015	Bank/Coupons	\$300	\$300	\$25
5030	Association Rented Units Maintenance	\$0	\$825	\$69
5040	Web-Site	\$595	\$595	\$50
5300	Insurance (March)	\$33,500	\$40,000	\$3,333
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	\$17,016	\$1,418
5800	Management Fee	\$7,200	\$8,100	\$675
5900	Professional - Legal	\$1,500	\$500	\$42
5910	CPA Services	\$325	\$425	\$35
6100	Building / Repair Maintenance	\$2,778	\$7,193	\$599
7005	Spectrum Bulk Cable Service	\$26,330	\$28,000	\$2,333
6140	Janitorial Service	\$1,030	\$890	\$74
7001	Electric	\$830	\$1,080	\$90
7002	Water / Sewer / Trash (City of Dunedin)	\$8,320	\$31,000	\$2,583
	Sewer	\$15,600	\$0	\$0
7002	Trash	\$5,200	\$0	\$0
	TOTAL OPERATING EXPENSES	\$133,760	\$151,160	\$12,597
	RESERVES			
9010	Reserves Painting	\$0	\$0	\$0
	Reserves Paving/Seal Coat	\$0	\$0	\$0
	Reserves Roofing	\$0	\$0	\$0
9070	Reserves Carports	\$0	\$0	\$0
	Reserves Deferred	\$0	\$0	\$0
	TOTAL RESERVES	\$0	\$0	\$0
	TOTAL EXPENSES	\$133,760	\$151,160	\$12,597

#### YOUR MAINTENANCE FEES FOR 2022 WILL BE AS FOLLOWS:

	2022
	MONTHLY
BLDG. NO / APT NO.	FEE
E1, D2, D3,	\$288.78
E2	\$209.68
E3, G3, G4	\$218.47
E4, D4, G2	\$262.41
F2, I5, H1, H4, J3	\$271.20
F5, D1	\$279.99
13, 14, J4, J5	\$227.26
F3, F4, I2, D5, G1, G5, H2, H3, J6	\$297.56
E5, F1, I6, I7, H5, J2, J7	\$306.35
l1, J1,	\$315.14

# RESERVE ANALYSIS HEATHER HILL APTS NO. 1 JANUARY 1, 2022 - DECEMBER 31, 2022

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2022	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2022 Fully Funded Annual Reserves	2022 Actual Budgeted Amount
		T					
Reserves Painting	\$38,000	\$0	12	2	\$38,000	\$19,000	\$0
Reserves Paving/Seal					+00,000	φ10,000	ΨΟ
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		\$16,079					\$0

<u>TOTALS</u> \$202,000 \$0 \$202,000 \$27,639 \$0

		2021	2022
		MONTHLY	MONTHLY
BLDG. NO / APT NO.	%	FEE	FEE
E1, D2, D3,	0.027	\$288.78	\$288.78
E2	0.018	\$209.68	\$209.68
E3, G3, G4	0.019	\$218.47	\$218.47
E4, D4, G2	0.024	\$262.41	\$262.41
F2, I5, H1, H4, J3	0.025	\$271.20	\$271.20
F5, D1	0.026	\$279.99	\$279.99
13, 14, J4, J5	0.020	\$227.26	\$227.26
F3, F4, I2, D5, G1, G5,			
H2, H3, J6	0.028	\$297.56	\$297.56
E5, F1, I6, I7, H5, J2, J7	0.029	\$306.35	\$306.35
l1, J1,	0.030	\$315.14	\$315.14

2022 FULLY FUNDED MTHLY FEE \$346.11 \$249.49 \$260.23 \$313.90 \$324.64 \$335.37 \$270.96 \$356.84 \$367.58 \$378.31

YOUR MAINTENANCE FEES EFFECTIVE JANUARY 1, 2022

T IF YOU WERE TO FULLY FUND

**BOARD RECOMMENDS**