

**North East Gardens Apartments Condominium Association, Inc**  
**2025 Adopted Budget**  
**01/01/2025 - 12/31/2025**

<b><u>DESCRIPTION</u></b>	<b>Component Adopted 2024 Fully Funded Budget</b>	<b>Pooled Adopted 2025 Partial 50% Funded Budget</b>
<b><u>INCOME</u></b>		
Maintenance Fees	\$ 116,612	\$ 201,773
Application	-	-
NSF & Interest	-	-
Reserve Income	29,591	12,750
<b>TOTAL INCOME</b>	<b>\$ 146,203</b>	<b>\$ 214,523</b>
<b><u>EXPENSES</u></b>		
<b><u>Maintenance and Repair</u></b>		
General Building Maintenance	9,000	9,530
Grounds	4,850	5,100
Cleaning	2,400	3,600
<b>TOTAL Maintenance and Repair</b>	<b>16,250</b>	<b>18,230</b>
<b><u>Utilities</u></b>		
Cable Television	14,834	11,872
Electric	1,196	1,441
Water & Sewer	26,592	31,158
<b>TOTAL Utilities</b>	<b>42,622</b>	<b>44,471</b>
<b><u>Administrative</u></b>		
Insurance	45,987	103,095
Legal/Professional Fees	1,000	1,000
Bank Loan	-	26,400
Fees to State and Division	181	181
Accounting Fees	3,295	825
Misc. Admin	521	610
Management Fees	6,756	6,960
<b>TOTAL Administrative</b>	<b>57,740</b>	<b>139,072</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 116,612</b>	<b>\$ 201,773</b>
<b><u>RESERVES</u></b>		
Pooled Method		12,750
Electral Meter Banks	-	-
Concrete Restoration	-	-
Painting & Stucco	3,172	-
Gutters	-	-
Railings	6,437	-
Roofs	16,364	-
Repaving	402	-
Carport	3,217	-
Concrete Sidewalks	-	-
Lighting	-	-
Landscaping - Partial - (Life is approx)	-	-
<b>TOTAL RESERVES</b>	<b>\$ 29,592</b>	<b>\$ 12,750</b>
<b>TOTAL EXPENSES</b>	<b>\$ 146,204</b>	<b>\$ 214,523</b>

**North East Gardens Apartments Condominium Association, Inc**  
**2025 Adopted Maintenance Fees**  
**01/01/2025 - 12/31/2025**

<b>Adopted</b> <b>Component</b> <b>146,203</b>		<b>Preliminary</b> <b>Pooled Partial 50%</b> <b>\$ 214,523.05</b>	
<b>2024 Maintenance Fee Analysis</b> <b>Monthly                      Yearly</b>		<b>2025 Maintenance Fee Analysis</b> <b>Monthly                      Yearly</b>	
\$ 406.12	\$ 4,873.43	\$ 595.90	\$ 7,150.77

Approved ( ) Board of Directors Meeting

<b>North East Gardens Apartments Condominium Association, Inc</b>			
2025 Adopted Pooled Reserve Cashflow			
01/01/2025 - 12/31/2025			
	USEFUL LIFE	REMAINING LIFE	REPLACEMENT COST
Common Electrical Meters	70	10	\$ 53,764
<b>Exterior Bld Components</b>			
Concrete Restoration	20	13	\$ 34,463
Painting, Stucco, Rail Paint, Concrete Seal	10	3	\$ 60,287
Gutters	30	18	\$ 25,751
Railings - Replace	45	15	\$ 109,926
Roofs	20	18	\$ 244,439
<b>Property Site Components</b>			
Pavement Mill & Overlay	20	9	\$ 18,280
Pavement Seal	4	0	\$ 1,782
Carport	50	9	\$ 175,840
Carport Painting	10	3	\$ 18,953
Sidewalk Concrete - Partial	50	11	\$ 27,019
Lighting	25	25	\$ 7,297
Plumbing (Cleanout to alley) - \$52k	0	0	\$ -
Landscaping - Partial - (Life is approx)	5	5	\$ 6,968
Stormwater Drainage	0	0	\$ -
			<u>\$ 784,769</u>
Beginning Cash			235,909
Annual Funding Requirement			12,750
Expenditures			<u>(1,782)</u>
Ending Cash			246,877