

TEN30 CONDOMINIUM ASSOCIATION, INC.

ANNUAL BUDGET 2025

January 1, 2025 to December 31, 2025

	<u>2025 Budget</u>	<u>2024 Budget</u>
05010-00 Assessment	\$408,038.00	\$316,356.00
05012-00 Reserve Assessment	\$88,306.00	\$39,131.18
05050-00 Late Fees	\$1,000.00	\$0.00
05060-00 Assessment Interest	\$1,500.00	\$0.00
05092-00 Owner Access Fobs/Pkg Tags/Key Cards	\$500.00	\$1,750.00
05112-00 Interest Reserves	\$35.00	\$750.00
Income Total	<u>\$499,379.00</u>	<u>\$357,987.18</u>
Expense		
06020-00 Printing & Postage	\$600.00	\$500.00
06070-00 Annual Corporate Fee	\$62.00	\$62.00
06080-00 State Fees	\$150.00	\$150.00
06300-00 Accounting	\$3,500.00	\$2,000.00
06335-00 Legal - General Matters	\$11,000.00	\$12,000.00
06337-00 Professional Srv - Other	\$1,900.00	\$1,800.00
06350-00 Bank Fees	\$100.00	\$200.00
06360-00 Licenses & Permits	\$1,600.00	\$500.00
06370-00 Admin Expense	\$1,290.00	\$1,257.00
Administrative	<u>\$20,202.00</u>	<u>\$18,469.00</u>
06900-00 Management Contract	\$12,942.00	\$12,000.00
06910-00 Lawn Maintenance	\$3,900.00	\$3,900.00
06930-00 Janitorial Service	\$40,385.00	\$35,000.00
06941-00 Front Desk Service	\$15,000.00	\$20,000.00
06970-00 Fire & Elev Alarm Monitoring	\$2,696.00	\$600.00
06980-00 Pool/Spa Maintenance	\$3,000.00	\$3,000.00
06990-00 Pest Extermtg. & Fertilizer	\$1,800.00	\$1,800.00
06992-00 Elevator Contract	\$3,450.00	\$3,000.00
06997-00 Equipment Lease/WIFI	\$840.00	\$840.00
06998-00 Community Access Subsc. Svs	\$4,448.00	\$2,028.00
Contract Maint	<u>\$88,461.00</u>	<u>\$82,168.00</u>
07000-00 Landscaping Impr. / Extras	\$7,000.00	\$3,000.00
07036-00 R&M - Lighting	\$2,000.00	\$800.00
07040-00 Lawn Mulching & Fertilization	\$3,000.00	\$600.00
07055-00 R&M - Irrigation	\$800.00	\$800.00
07060-00 R&M - Rec Area / Gym	\$500.00	\$300.00
07070-00 Contingency	\$8,000.00	\$8,000.00
07093-00 Elevator Repair	\$5,000.00	\$3,000.00
07094-00 Equipment Inspections	\$3,000.00	\$2,000.00
07096-00 R&M - Air Conditioning Sys.	\$4,000.00	\$3,000.00
07100-00 R&M - Pool Equip	\$1,500.00	\$334.00
07110-00 R&M - General	\$5,000.00	\$3,000.00
07112-00 R&M - Driveway	\$220.00	\$220.00
07114-00 R&M - Plumbing	\$1,500.00	\$500.00
07115-00 R&M - Electrical	\$1,000.00	\$1,000.00

07155-00 R&M - Trash Chute	\$1,980.00	\$2,000.00
07160-00 R&M - General Supplies	\$1,000.00	\$1,000.00
07172-00 R&M - Life Safety	\$300.00	\$334.00
07173-00 R&M - Fire Sprinkler	\$1,000.00	\$1,000.00
07175-00 R&M - Alarm System Equip.	\$660.00	\$660.00
07185-00 R&M - Building Cleaning	<u>\$1,500.00</u>	<u>\$1,000.00</u>
R&M	\$48,960.00	\$32,548.00
07500-00 Electricity	\$24,000.00	\$26,000.00
07520-00 Water & Sewer	\$8,500.00	\$12,798.00
07550-00 Waste Service	\$9,960.00	\$9,000.00
07570-00 Telephone & Internet	<u>\$2,900.00</u>	<u>\$3,600.00</u>
Utilities	\$45,360.00	\$51,398.00
08000-00 Liability	\$7,842.00	\$6,946.00
08010-00 Fidelity Bond	\$257.00	\$228.00
08020-00 Directors & Officers	\$2,042.00	\$1,813.00
08025-00 Flood Finance Charges	\$0.00	\$838.00
08035-00 Multi-Peril Package	\$161,417.00	\$100,000.00
08040-00 Flood Insurance	\$28,559.00	\$23,148.00
08060-00 Umbrella	<u>\$7,973.00</u>	<u>\$1,300.00</u>
Insurance	\$208,090.00	\$134,273.00
Reserve Total	<u>\$88,306.00</u>	<u>\$39,131.18</u>
Total Expenses	<u>\$499,379.00</u>	<u>\$357,987.18</u>

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ANNUAL BUDGET 2025

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RESERVE SCHEDULE

Structural Integrity & Building Improvements Reserve Study

Cash Flow Method (Pooled Funding)

*Structural Integrity Reserve Fund; Threshold Funding Plan

2025 Contribution (SIRS):	\$50,250.00
Projected Reserve Balance End of Budget Year:	\$154,532.00

*Building Systems Reserve Fund; Threshold Funding Plan

Projected Current YE Reserve Balance:	\$8,581.00
2025 Contribution (Bldg Imp):	\$38,056.00
Projected Reserve Balance End of Budget Year:	\$46,637.00

First Year (1) Combined Contribution: \$88,306.00

**See Reserve Study Report for Complete Data*

Type / Unit #	% of Ownership	Maintenance Per Month Per Unit	Reserve Per Month Per Unit	Total Monthly Fee	# Of Units	Total Monthly Assessment	Total Annual Assessment
A1	2.155%	\$732.79	\$158.59	\$891.38	4	\$3,565.51	\$42,786.11
A1A	2.105%	\$715.91	\$154.93	\$870.84	1	\$870.84	\$10,450.11
A2	2.193%	\$745.70	\$161.38	\$907.08	6	\$5,442.46	\$65,309.57
A3	2.085%	\$708.96	\$153.43	\$862.39	3	\$2,587.16	\$31,045.96
A4	2.847%	\$968.11	\$209.52	\$1,177.63	2	\$2,355.26	\$28,263.13
A5	2.587%	\$879.74	\$190.39	\$1,070.13	2	\$2,140.27	\$25,683.21
B1	3.475%	\$1,181.60	\$255.72	\$1,437.31	2	\$2,874.63	\$34,495.51
B2	3.215%	\$1,093.22	\$236.59	\$1,329.82	4	\$5,319.27	\$63,831.19
B3	4.310%	\$1,465.58	\$317.17	\$1,782.75	2	\$3,565.50	\$42,786.03
B4	4.211%	\$1,431.82	\$309.87	\$1,741.69	1	\$1,741.69	\$20,900.22
D1	5.630%	\$1,914.38	\$414.30	\$2,328.69	2	\$4,657.38	\$55,888.52
PH1	6.471%	\$2,200.35	\$476.19	\$2,676.54	1	\$2,676.54	\$32,118.51
PH2	4.310%	\$1,465.58	\$317.17	\$1,782.75	2	\$3,565.50	\$42,786.03
Totals:					32	\$41,362.01	\$496,344.08

Type	Unit #	2025 Monthly Assessment
A1	206, 216, 306, 316	\$891.38
A1A	300	\$870.84
A2	203, 205, 215, 217, 315, 317	\$907.08
A3	207, 219, 319	\$862.39
A4	201, 301	\$1,177.63
A5	213, 313	\$1,070.13
B1	208, 308	\$1,437.31
B2	209, 221, 309, 321	\$1,329.82
B3	204, 214	\$1,782.75
B4	200	\$1,741.69
D1	220, PH4	\$2,328.69
PH1	PH1	\$2,676.54
PH2	PH2, PH3	\$1,782.75