

VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION INC  
SECOND PROPOSED ANNUAL BUDGET 2025

| Description                                  | Monthly Approved Budget 2024 | Annual Approved Budget 2024 | Proposed Monthly Budget 2025 | Proposed Annual Budget 2025 |
|----------------------------------------------|------------------------------|-----------------------------|------------------------------|-----------------------------|
| <b>REVENUE</b>                               |                              |                             |                              |                             |
| Owner Assessments                            | 235,803                      | 2,829,635                   | 258,571                      | 3,102,857                   |
| Reserve Income-                              | 3,188                        | 38,250                      | 7,028                        | 84,338                      |
| <b>**TOTAL REVENUE</b>                       | <b>238,991</b>               | <b>2,867,885</b>            | <b>265,600</b>               | <b>3,187,195</b>            |
| <b>EXPENSES</b>                              |                              |                             |                              |                             |
| <b>**ADMINISTRATIVE</b>                      |                              |                             |                              |                             |
| Accounting Fees                              | 300                          | 3,600                       | 333                          | 4,000                       |
| Bad Debts-                                   | 924                          | 11,088                      | 583                          | 7,000                       |
| Bank Charges                                 | 35                           | 420                         | 35                           | 420                         |
| Engineering Fees                             | 833                          | 9,996                       | 0                            | 0                           |
| Legal Fees - General                         | 1,250                        | 15,000                      | 1,083                        | 13,000                      |
| Annual Condo Fees                            | 258                          | 3,100                       | 667                          | 8,000                       |
| License,Taxes,Permit- General                | 196                          | 2,350                       | 196                          | 2,350                       |
| License,Taxes,Permit- Elevators              | 83                           | 996                         | 83                           | 1,000                       |
| License,Taxes,Permit- Fire Alarm Reg.        | 0                            | 0                           | 590                          | 7,081                       |
| License,Taxes,Permit- Fire Alarm/Sprink      | 0                            | 0                           | 86                           | 1,030                       |
| Inspect                                      | 0                            | 0                           | 173                          | 2,071                       |
| License,Taxes,Permit- Fire Inspection        | 673                          | 8,071                       | 458                          | 5,500                       |
| License,Taxes,Permit- Fire Exting Inspection | 306                          | 3,674                       | 42                           | 504                         |
| License,Taxes,Permit- Pool Permits           | 42                           | 504                         | 5                            | 60                          |
| Corporate Annual Rep                         | 5                            | 60                          | 500                          | 6,000                       |
| Office Supplies                              | 1,080                        | 12,959                      | 750                          | 9,000                       |
| Printing And Postage                         | 641                          | 7,686                       | 500                          | 6,000                       |
| <b>**TOTAL ADMINISTRATIVE</b>                | <b>6,626</b>                 | <b>79,504</b>               | <b>5,585</b>                 | <b>67,016</b>               |
| <b>**INSURANCE</b>                           |                              |                             |                              |                             |
| Multiperil/Prop Ins.                         | 64,668                       | 776,016                     | 90,555                       | 1,086,654                   |
| Insurance Deductible                         | 250                          | 3,000                       | 0                            | 0                           |
| <b>**TOTAL INSURANCE</b>                     | <b>64,918</b>                | <b>779,016</b>              | <b>90,555</b>                | <b>1,086,654</b>            |
| <b>**UTILITIES</b>                           |                              |                             |                              |                             |
| Electricity- General                         | 3,275                        | 39,305                      | 3,275                        | 39,305                      |
| Water & Sewer- General                       | 48,429                       | 581,142                     | 45,000                       | 540,000                     |
| Gas/Fuel Oil Exp                             | 1,424                        | 17,082                      | 1,667                        | 20,000                      |
| Telephone Expense-                           | 1,053                        | 12,632                      | 1,053                        | 12,632                      |
| <b>**TOTAL UTILITIES</b>                     | <b>54,181</b>                | <b>650,161</b>              | <b>50,995</b>                | <b>611,937</b>              |
| <b>**CONTRACTS</b>                           |                              |                             |                              |                             |
| Contract Labor- Maint Supervisor             | 3,913                        | 46,956                      | 3,913                        | 46,956                      |
| Contract Labor- Admin Assist/Sec             | 4,011                        | 48,130                      | 4,011                        | 48,130                      |
| Front Desk Service                           | 4,418                        | 53,012                      | 4,418                        | 53,012                      |
| Health Insurance                             | 2,917                        | 35,004                      | 2,917                        | 35,004                      |
| Janitorial Services- General                 | 8,672                        | 104,064                     | 8,672                        | 104,064                     |
| Lawn Maintenance                             | 4,120                        | 49,440                      | 4,120                        | 49,440                      |
| Management Services                          | 4,333                        | 51,996                      | 4,333                        | 51,996                      |
| On Site Management                           | 9,725                        | 116,703                     | 10,017                       | 120,204                     |
| Pest Control                                 | 2,400                        | 28,800                      | 6,667                        | 80,000                      |
| Security Services-                           | 8,490                        | 101,880                     | 11,896                       | 142,748                     |
| Trash Removal                                | 8,620                        | 103,440                     | 8,667                        | 104,000                     |
| <b>**TOTAL CONTRACTS</b>                     | <b>61,619</b>                | <b>739,425</b>              | <b>69,630</b>                | <b>835,554</b>              |
| <b>**REPAIRS/MAINTENANCE</b>                 |                              |                             |                              |                             |
| R&M-Air Conditioning                         | 2,083                        | 24,996                      | 2,083                        | 24,996                      |
| R&M-Elevator                                 | 833                          | 9,996                       | 5,542                        | 66,500                      |
| R&M-Electrical                               | 833                          | 9,996                       | 417                          | 5,000                       |
| R&M Equipment-                               | 0                            | 0                           | 333                          | 4,000                       |
| R&M Equipment- Alarm                         | 417                          | 5,004                       | 417                          | 5,000                       |
| R&M Equipment- Computer Repairs              | 159                          | 1,903                       | 125                          | 1,500                       |
| R&M Equipment- Fire                          | 167                          | 2,004                       | 500                          | 6,000                       |
| R&M-General                                  | 4,951                        | 59,414                      | 7,500                        | 90,000                      |
| R&M-Golf Cart                                | 333                          | 3,996                       | 333                          | 4,000                       |
| R&M-Plumbing                                 | 27,368                       | 328,421                     | 16,667                       | 200,000                     |
| R&M-Roof                                     | 1,667                        | 20,004                      | 0                            | 0                           |
| Tree Trimming                                | 3,560                        | 42,716                      | 3,558                        | 42,700                      |
| R&M-Supplies/Tools                           | 2,672                        | 32,063                      | 2,667                        | 32,000                      |
| Contingency-                                 | 3,418                        | 41,016                      | 0                            | 0                           |
| <b>**TOTAL REPAIRS/MAINTENANCE</b>           | <b>48,481</b>                | <b>581,529</b>              | <b>40,141</b>                | <b>481,606</b>              |
| <b>**RESERVE TRANSFERS</b>                   |                              |                             |                              |                             |
| Reserve Transfers- General                   | 3,188                        | 38,250                      | 7,028                        | 84,338                      |
| Reserve Interest                             | 0                            | 0                           | 0                            | 0                           |
| <b>**TOTAL RESERVE TRANSFERS</b>             | <b>3,188</b>                 | <b>38,250</b>               | <b>7,028</b>                 | <b>84,338</b>               |
| <b>**PRIOR YEAR ACTIVITY</b>                 |                              |                             |                              |                             |
| Prior Year Expense-                          | 0                            | 0                           | 1,667                        | 20,000                      |
| <b>**TOTAL PRIOR YEAR ACTIVITY</b>           |                              |                             | <b>1,667</b>                 | <b>20,000</b>               |
| <b>**TOTAL EXPENSES</b>                      | <b>238,993</b>               | <b>2,867,885</b>            | <b>265,601</b>               | <b>3,187,195</b>            |

VILLAGE AT DADELAND CONDOMINIUM ASSOCIATION INC  
SCHEDULE OF PROPOSED MAINTENANCE 2025

| Building- Unit Type | Percentage Of Unit Ownership | Number Of Units | Total Percentage | Current Payment | Proposed Monthly Without Reserves | Proposed Monthly Reserves | Proposed Monthly Per Unit Maintenance |
|---------------------|------------------------------|-----------------|------------------|-----------------|-----------------------------------|---------------------------|---------------------------------------|
| 0000-A              | 0.189100000                  | 24              | 4.538400000      | \$451.93        | \$488.96                          | \$13.29                   | \$502.25                              |
| 0000-B              | 0.192200000                  | 20              | 3.844000000      | \$455.34        | \$496.97                          | \$13.51                   | \$510.48                              |
| 0000-C              | 0.196500000                  | 36              | 7.077600000      | \$469.86        | \$508.35                          | \$13.82                   | \$522.17                              |
| 0000-D              | 0.213500000                  | 76              | 16.226000000     | \$510.25        | \$552.05                          | \$15.01                   | \$567.06                              |
| 0000-E              | 0.216600000                  | 16              | 3.465600000      | \$517.65        | \$560.07                          | \$15.22                   | \$575.29                              |
| 0000-F              | 0.247410000                  | 88              | 21.772800000     | \$591.29        | \$639.73                          | \$17.39                   | \$657.12                              |
| 0000-G              | 0.249890000                  | 44              | 10.995160000     | \$597.22        | \$646.14                          | \$17.56                   | \$663.70                              |
| 0000-H              | 0.258100000                  | 40              | 10.724000000     | \$640.74        | \$693.23                          | \$18.84                   | \$712.07                              |
| 0000-I              | 0.270530000                  | 32              | 8.658600000      | \$646.54        | \$699.51                          | \$19.01                   | \$718.52                              |
| 0000-J              | 0.329100000                  | 8               | 2.632800000      | \$786.52        | \$850.96                          | \$23.13                   | \$874.09                              |
| 0000-K              | 0.335300000                  | 2               | 0.670600000      | \$801.34        | \$866.99                          | \$23.57                   | \$890.56                              |
| 0000-L              | 0.330800000                  | 16              | 6.232800000      | \$933.98        | \$1010.50                         | \$27.47                   | \$1037.97                             |
| 0000-M              | 0.393200000                  | 8               | 3.145600000      | \$939.71        | \$1016.70                         | \$27.63                   | \$1044.33                             |
| <b>Total</b>        |                              | <b>410</b>      |                  |                 |                                   |                           |                                       |

SCHEDULE OF PROPOSED RESERVE 2025

| Description           | Cost Of Replacement | Useful Life (Years) | Est Useful Remaining Life (Years) | Accumulated Balance | Total Reserves Thru Year End | Balance To Be Funded | Annual Contribution | Monthly Contribution |
|-----------------------|---------------------|---------------------|-----------------------------------|---------------------|------------------------------|----------------------|---------------------|----------------------|
| Resurfacing- Pavement | 225,000             | 30                  | 30                                | 72,259              | 72,259                       | 152,741              | 5,091               | 424                  |
| Roof                  | 2,050,000           | 40                  | 40                                | 264,903             | 264,903                      | 1,785,097            | 44,627              | 3,719                |
| Paint (Exterior)      | 1,590,000           | 40                  | 40                                | 115,188             | 115,188                      | 1,384,812            | 34,620              | 2,865                |
| <b>Totals</b>         | <b>3,775,000</b>    |                     |                                   | <b>452,350</b>      | <b>452,350</b>               | <b>3,322,650</b>     | <b>84,338</b>       | <b>7,028</b>         |

Name of Board: Isabel Hernandez

Signature: [Signature]

Title: President

Date Budget Approved: 3/28/25

Name of Board: Alvaro Pereira-Fernandez

Signature: [Signature]

Title: President

Date Budget Approved: 3/28/25