

SILVER BEACH CONDOMINIUM ONE ASSOCIATION INC
Fiscal year January 1, 2025 thru December 31, 2025

| Description | 7 MONTHS (actual) 7/31/2024 | Annualized Revenues & Expenses | Annual 2024 Budget | Approved 2025 Budget |
|--------------------------------|-----------------------------------|--------------------------------------|--------------------------|----------------------------|
| INCOME | | | | |
| 6010 Maintenance Income | 76,534 | 131,202 | 131,202 | 143,535 |
| 6015 Reserve Income | 7,918 | 13,573 | 13,573 | 18,096 |
| Reserves SIRS | | | | 0 |
| 6020 Late Fee Incomw | 28 | 47 | 0 | 0 |
| 6030 Townhome Income | 2,638 | 4,523 | 4,523 | 4,523 |
| 6035 Application Fee / Income | 300 | 514 | 0 | 0 |
| 6040 Operating Interest Income | 9 | 15 | 0 | 0 |
| TOTAL INCOME | 87,427 | 149,875 | 149,298 | 166,154 |

EXPENSES

Administrative

| | | | | |
|--------------------------------------|--------------|---------------|---------------|---------------|
| 7000 Management Fees | 6,186 | 10,605 | 9,000 | 12,731 |
| 7015 Legal Fees | 120 | 206 | 500 | 500 |
| 7020 Licenses / Permits | 941 | 1,614 | 0 | 1,500 |
| 7030 Miscellaneous Expenses | 40 | 69 | 0 | 65 |
| 7050 Administrative/Audit | 307 | 526 | 800 | 2,500 |
| TOTAL ADMINISTRATIVE EXPENSES | 7,594 | 13,019 | 10,300 | 17,296 |

Utilities

| | | | | |
|---------------------------------|---------------|---------------|---------------|---------------|
| 7100 Electricity | 3,868 | 6,631 | 10,000 | 6,963 |
| 7105 Internet | 1,683 | 2,886 | 2,800 | 2,972 |
| 7110 Trash / Recycling | 1,350 | 2,315 | 2,300 | 2,430 |
| 7115 Water & Sewer | 8,855 | 15,180 | 13,800 | 15,939 |
| TOTAL UTILITIES EXPENSES | 15,757 | 27,011 | 28,900 | 28,304 |

Insurance

| | | | | |
|---------------------------------|---------------|---------------|---------------|---------------|
| 7200 Insurance | 51,881 | 88,939 | 47,000 | 59,772 |
| TOTAL INSURANCE EXPENSES | 51,881 | 88,939 | 47,000 | 59,772 |

Utilities

| | | | | |
|-------------------------------------|--------------|---------------|---------------|---------------|
| 7300 Cleaning Service Contract | 2,100 | 3,600 | 4,200 | 4,200 |
| 7305 Elevator Maintenance Contract | 1,688 | 2,894 | 3,278 | 3,000 |
| 7310 Elevator Phone | 649 | 1,112 | 1,093 | 1,146 |
| 7315 Fire Alarm Equipment | 507 | 869 | 600 | 900 |
| 7320 Fire Sprinkler Inspection | 385 | 660 | 1,930 | 2,000 |
| 7325 Generator Maintenance Contract | 0 | - | 1,514 | 0 |
| 7330 Landscape Maintenance Contract | 2,100 | 3,600 | 4,300 | 4,200 |
| 7335 Pest Control Contract | 665 | 1,140 | 1,130 | 1,140 |
| 7340 Pool Maintenance Contract | 1,210 | 2,074 | 1,860 | 2,100 |
| 7345 Security / Call Box | 253 | 434 | 620 | 500 |
| 7350 Roof Maintenance Contract | 254 | 435 | 2,900 | 0 |
| TOTAL UTILITIES EXPENSES | 9,811 | 16,819 | 23,425 | 19,186 |

Community & Building Repairs

| | | | | |
|---------------------------------------|--------------|--------------|---------------|---------------|
| 7600 General Repairs & Maintenance | 5,052 | 8,660 | 8,000 | 15,000 |
| 7605 Elevator General Maintenance | 277 | 475 | 1,000 | 1,000 |
| 7610 Generator General Maintenance | 0 | - | 500 | 0 |
| 7620 Painting - Pipes | 0 | - | 1,960 | 0 |
| 7625 Pool Supplies / Repairs | 155 | 266 | 5,800 | 1,000 |
| 7630 Tree Trimming | 0 | - | 2,450 | 4,500 |
| 7635 Power Washing | 0 | - | 1,790 | 2,000 |
| 7640 Miscellaneous Expenses | 0 | - | 4,600 | 0 |
| TOTAL COMMUNITY & BLDG REP | 5,484 | 9,401 | 26,100 | 23,500 |

Reserves

| | | | | |
|-------------------------------|---------------|----------|---------------|---------------|
| 8000 PAINTING | 3,053.97 | | 4,072.00 | 4,072.00 |
| 8005 ROOF | 6,311.25 | | 8,415.00 | 8,415.00 |
| 8010 PAVING | 814.50 | | 1,086.00 | 1,086.00 |
| Pool | | | | 4,523.00 |
| TOTAL RESERVE EXPENSES | 10,180 | 0 | 13,573 | 18,096 |

Reserves

| | | | | |
|-------------------------------|----------|----------|----------|----------|
| 8000 Reserves - SIRS | 0 | - | 0 | 0 |
| TOTAL RESERVE EXPENSES | 0 | 0 | 0 | 0 |

| | | | | |
|----------------------------------|----------------|----------------|----------------|----------------|
| TOTAL ASSOCIATION EXPENSE | 100,707 | 155,189 | 149,298 | 166,154 |
|----------------------------------|----------------|----------------|----------------|----------------|

ASSESSMENTS

| | |
|------------------------|--------------|
| Maintenance Assessment | \$ 35,883.68 |
| Reserve Assessment | \$ 4,524.00 |
| Reserves SIRS | \$ - |
| Total Assessment | \$ 40,407.68 |

| | Units | Unit Percentage | Total Percentage | Annually | 2025 Quarterly Totals |
|---|-------------------------|--------------------|---------------------|-------------|--------------------------|
| A | 201; 301; 401; 501; 601 | 0.05718 | 5.718 | \$ 2,310.51 | \$ 9,242.04 |
| B | 202; 302; 402; 502; 602 | .051575 | 5.1575 | \$ 2,084.03 | \$ 8,336.10 |
| C | 203; 303; 403; 503; 603 | 0.057748 | 5.7748 | \$ 2,333.46 | \$ 9,333.85 |
| D | 701 | 0.082284 | 8.2284 | \$ 3,324.91 | \$ 13,299.62 |
| E | 702 | 0.085201 | 8.5201 | \$ 3,442.77 | \$ 13,771.10 |
| | | | | | \$ 40,407.68 |