

**The Intercoastal Condominium Association**  
**UNITS: 20**  
**JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET**

ACCT	REVENUE	2024 PROPOSED ANNUAL	2025 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$164,760	\$222,152	\$18,513
	<b>TOTAL REVENUE</b>	<b>\$164,760</b>	<b>\$222,152</b>	<b>\$18,513</b>
	<b>OPERATING EXPENSES</b>			
5010	Office Expenses	\$2,000	\$5,500	\$458
5200	Pest Control	\$1,170	\$1,175	\$98
5210	Termite (Renews in February)	\$2,053	\$2,200	\$183
5300	Insurance (Renews in June)	\$47,165	\$108,636	\$9,053
5310	Insurance - Flood (Renews in May)	\$5,366	\$5,800	\$483
5400	Lawn	\$2,700	\$2,700	\$225
5410	Lawn Fertilizing	\$280	\$408	\$34
5420	Mangrove Trimming	\$2,100	\$2,100	\$175
5425	Tree Trimming	\$1,300	\$1,300	\$108
5600	Corporate Report	\$90	\$90	\$8
5610	Division Fees	\$80	\$80	\$7
5620	Pool Permit	\$175	\$175	\$15
5800	Management Fee (5% increase in 2025)	\$12,600	\$13,224	\$1,102
5900	Legal	\$300	\$1,500	\$125
5930	Accounting/Taxes	\$425	\$425	\$35
5935	Maintenance Payroll	\$12,225	\$13,200	\$1,100
6100	Building Maintenance	\$5,000	\$6,000	\$500
6120	Fire Equipment	\$2,100	\$3,500	\$292
6200	Pool Service/Repairs/Supplies	\$4,320	\$5,100	\$425
7000	Electric	\$6,550	\$6,550	\$546
7002	Water/Sewer	\$15,625	\$15,000	\$1,250
7003	Trash	\$3,150	\$3,150	\$263
7004	Telephone	\$1,800	\$1,950	\$163
7007	Cable/Internet (Contract Ends May 2029)	\$14,570	\$14,075	\$1,173
7005	Structural Integrity Reserve Study (due 2034)	\$6,000	\$0	\$0
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$149,144</b>	<b>\$213,838</b>	<b>\$17,820</b>
	<b>RESERVES</b>			
9010	Reserves - Painting	\$3,815	\$855	\$71
9020	Reserves - Paving	\$4,667	\$0	\$0
9030	Reserves - Roof	\$3,421	\$3,405	\$284
9040	Reserves - Pool Heater	\$380	\$377	\$31
9050	Reserves - Pool	\$3,333	\$3,677	\$306
	<b>TOTAL RESERVES</b>	<b>\$15,616</b>	<b>\$8,314</b>	<b>\$693</b>
	<b>TOTAL EXPENSES</b>	<b>\$164,760</b>	<b>\$222,152</b>	<b>\$18,513</b>
			<b>\$0</b>	

Approved 12/4/24

**2025 Monthly Maintenance Fees Per Unit**

Upstairs Units

\$1,050.56

Downstairs Units

\$800.71

**RESERVE ANALYSIS**  
**The Intercoastal Condominium Association**  
**JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 1/1/2025</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Actual Budgeted Amount</b>
Reserves - Painting	\$41,000	\$40,145	7	1	\$855	\$855	\$855
Reserves - Paving	\$21,000	\$21,000	7	1	\$0	\$0	\$0
Reserves - Roof	\$82,000	\$24,122	20	17	\$57,878	\$3,405	\$3,405
Reserves - Pool Heater	\$7,000	\$2,104	15	13	\$4,896	\$377	\$377
Reserves - Pool	\$30,000	\$582	10	8	\$29,418	\$3,677	\$3,677
<b><u>TOTALS</u></b>	<b><u>\$181,000</u></b>	<b><u>\$87,953</u></b>			<b><u>\$93,047</u></b>	<b><u>\$8,313</u></b>	<b><u>\$8,314</u></b>