

**CASA PRIMA APARTMENTS
UNITS: 30
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET**

ACCT	REVENUE	2024 ANNUAL	ACTUAL AS OF 10/31/2024	2025 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$199,289	\$158,252	\$199,739	\$16,645
4300	Laundry Income/interest/application	\$0	\$1,614	\$0	\$0
	TOTAL REVENUE	\$199,289	\$159,866	\$199,739	\$16,645
	OPERATING EXPENSES				
5010	Office Expenses	\$1,000	\$3,237	\$1,000	\$83
5200	Pest control	\$2,500	\$2,779	\$2,500	\$208
5300	Insurance All Policies (November)	\$78,000	\$53,835	\$78,000	\$6,500
5310	Insurance - Mitigation/Appraisal	\$0	\$0	\$0	\$0
5600	Licenses & Fees	\$450	\$712	\$450	\$38
5610	Annual Report	\$90	\$0	\$90	\$8
5620	Condo Unit Fees	\$120	\$0	\$120	\$10
5800	Management/Accounting Fee Exp 9/25 - 60 day	\$15,000	\$12,500	\$15,450	\$1,288
5900	Legal & Professional Fees	\$1,500	\$5,135	\$1,500	\$125
5950	Tax Prep	\$425	\$375	\$425	\$35
6100	Building Maint/Repairs	\$5,000	\$8,928	\$5,000	\$417
6110	Lawn Contract (B&K)	\$5,400	\$7,380	\$5,400	\$450
6120	Maint/Repair Fire Equip	\$600	\$0	\$600	\$50
6130	M/R Electrical/Plumbing	\$0	\$0	\$0	\$0
6140	M/R Building Improvements	\$0	\$0	\$0	\$0
6150	M/R Seawall/Dock	\$0	\$0	\$0	\$0
6170	Elevator Maintenance and monitoring	\$2,600	\$12,722	\$2,600	\$217
6200	Pool Contract / Repairs	\$4,400	\$4,160	\$4,400	\$367
6220	Pool Equipment Repairs	\$0	\$300		
6400	Maint/Janitorial/Luis	\$6,000	\$5,000	\$6,000	\$500
	Janitorial Supplies	\$500	\$0	\$500	\$42
7000	Electric	\$7,300	\$6,736	\$7,300	\$608
7001	Trash	\$2,800	\$2,183	\$2,800	\$233
7002	Water/Sewer	\$13,600	\$13,896	\$13,600	\$1,133
7003	Gas	\$675	\$242	\$675	\$56
7004	Telephone	\$0	\$749	\$0	\$0
7007	Cable	\$22,979	\$13,121	\$22,979	\$1,915
	TOTAL OPERATING EXPENSES	\$170,939	\$153,990	\$171,389	\$14,282
	RESERVES				
9050	Reserves - Pooling	\$28,350	\$21,262	\$28,350	\$2,363
	TOTAL RESERVES	\$28,350	\$21,262	\$28,350	\$2,363
	TOTAL EXPENSES	\$199,289	\$175,252	\$199,739	\$16,645

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**RESERVE ANALYSIS
CASA PRIMA APARTMENTS
JANUARY 1, 2025 - DECEMBER 31, 2025**

STRUCTURAL RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Roof TPO	\$133,511	\$0	20	9	\$133,511	\$14,835	\$0
Roof Shingle	\$1,863	\$0	30	4	\$1,863	\$466	\$0
Gutters	\$2,862	\$0	30	4	\$2,862	\$715	\$0
Painting Walkway	\$32,649	\$0	10	7	\$32,649	\$4,664	\$0
Painting Building Stairway & Lobby	\$30,264	\$0	10	7	\$30,264	\$4,323	\$0
Paint	\$1,561	\$0	10	7	\$1,561	\$223	\$0
Elevator Cab	\$78,346	\$0	30	27	\$78,346	\$2,902	\$0
Elevator Motor	\$74,023	\$0	40	14	\$74,023	\$5,287	\$0
Security System	\$10,000	\$0	25	10	\$10,000	\$1,000	\$0
Electrical Panels (Main)	\$12,883	\$0	50	20	\$12,883	\$644	\$0
Electrical Panels (Subs)	\$10,610	\$0	50	20	\$10,610	\$530	\$0
Plumbing Chases	\$207,290	\$0	50	19	\$207,290	\$10,910	\$0
Stairway Railings	\$27,254	\$0	40	14	\$27,254	\$1,947	\$0
Activity Deck Railings	\$68,846	\$0	40	34	\$68,846	\$2,025	\$0
Walkway Railings	\$53,054	\$0	40	14	\$53,054	\$3,790	\$0
Utility Doors	\$22,289	\$0	40	19	\$22,289	\$1,173	\$0

Utility Windows	\$7,097	\$0	40	19	\$7,097	\$374	\$0
Rear Deck	\$145,942	\$0	50	44	\$145,942	\$3,317	\$0
POOLED RESERVES							\$28,350
TOTALS	\$920,344	\$0			\$920,344	\$59,125	\$28,350

NON STRUCTURAL RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Pavement Resurface	\$31,000	\$0	25	11	\$31,000	\$2,818	\$0
Lighting	\$5,684	\$0	35	20	\$5,684	\$284	\$0
Water Heater	\$3,518	\$0	14	3	\$3,518	\$1,173	\$0
Swimming Pool Resurface	\$8,855	\$0	20	8	\$8,855	\$1,107	\$0
Pool Equipment	\$20,914	\$0	20	8	\$20,914	\$2,614	\$0
Seawall	\$30,146	\$0	50	24	\$30,146	\$1,256	\$0
TOTALS	\$1,501,172	\$0			\$100,117	\$9,252	\$0

UNITS	%	Monthly no cable	Cable	total monthly w/cable
1 bedroom (12)	2.38%	\$350.57	\$63.83	\$414.40
2 bedroom (12)	3.81%	\$561.21	\$63.83	\$625.04
2 bedroom w/view	4.29%	\$631.92	\$63.83	\$695.75