

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
APPROVED OPERATING AND RESERVES BUDGET
JANUARY 1 TO DECEMBER 31, 2025

Revenue	<u>2025</u>	<u>2024</u>
Fees to fund operating expenses	\$ 2,621,661	\$ 2,399,404
Fees to fund reserves	\$ 626,222	\$ 569,293
Electricity surcharges	\$ 920	\$ 920
Estimated interest income from operating funds	\$ 1,200	\$ 1,200
Stock Dividends	\$ 1,180	\$ 1,180
Laundry room revenue	\$ 147,830	\$ 221,200
Air conditioning revenue	\$ 40,000	\$ 40,000
Tenant background checks		\$ 2,000
Interest on late fee payments	\$ 5,000	\$ 5,000
Laundry room storage rental closet	\$ 13,392	\$ 15,120
HVAC service	\$ 104,663	\$ 104,663
Misc. office (estoppel & questionnaire)	\$ 34,900	
	\$ 3,596,968	\$ 3,359,980

Monthly Fees Needed to Fund Operating Expenses and Reserves
(feas funded at level recommended by board)

	<u>2025</u>					<u>2024</u>		
	<u>Total</u>	<u>Operating</u>	<u>Reserves</u>	<u>\$</u>	<u>%</u>	<u>Total</u>	<u>Operating</u>	<u>Reserves</u>
A	328	267	61	28	9.40	300	245	55
B	166	136	30	14	9.40	152	125	27
AC1	459	373	86	39	9.40	420	342	78
AC2	468	382	86	40	9.40	428	350	78
ACD	570	463	107	49	9.40	521	424	97
SL	338	275	63	29	9.40	309	252	57
LL	345	261	84	30	9.40	315	239	76

State Mandated Funding of Reserves at 100 Percent

Revenue	<u>2025</u>	<u>2024</u>
Fees to fund operating expenses	\$ 2,621,661	\$ 2,399,404
Fees to fund reserves	\$ 999,532	\$ 999,532
Electricity surcharges	\$ 920	\$ 920
Estimated interest income from operating funds	\$ 1,200	\$ 1,200
Stock Dividends	\$ 1,180	\$ 1,180
Laundry room revenue	\$ 147,830	\$ 221,200
Air conditioning revenue	\$ 40,000	\$ 40,000
Tenant background checks		\$ 2,000
Interest on late fee payments	\$ 5,000	\$ 5,000
Laundry room storage rental closet	\$ 13,392	\$ 15,120
HVAC service	\$ 104,663	\$ 104,663
Misc. office (estoppel & questionnaire)	\$ 34,900	
	\$ 3,970,278	\$ 3,790,219

Monthly Fees Needed to Fund Operating Expenses and Reserves (reserves funded at state-mandated level of 100%)

	<u>2025</u>					<u>2024</u>		
	<u>Total</u>	<u>Operating</u>	<u>Reserves</u>	<u>\$</u>	<u>%</u>	<u>Total</u>	<u>Operating</u>	<u>Reserves</u>
A	371	271	100	26	7.54	345	245	100
B	195	139	56	14	7.73	181	125	56
AC1	514	379	135	37	7.76	477	342	135
AC2	523	38	135	38	7.84	485	350	135
ACD	636	471	165	47	7.98	589	424	165
SL	381	279	102	27	7.63	354	252	102
LL	361	265	96	26	7.76	335	239	96