

HEATHER RIDGE WEST III CONDO ASSOC, INC.
24 UNITS
JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 APPROVED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$143,980	\$179,139	\$14,928
4200	Laundry Income	\$7,000	\$7,000	\$583
	TOTAL REVENUE	\$150,980	\$186,139	\$15,512
	OPERATING EXPENSES			
5010	General & Administrative/Storage	\$3,000	\$4,000	\$333
5015	Coupon Books	\$204	\$204	\$17
5020	Website	\$595	\$750	\$63
5200	Pest Control - Bldg - HRW III	\$1,200	\$1,200	\$100
5210	Termite Pest Control HRW III	\$320	\$320	\$27
5300	Insurance Premium	\$50,000	\$50,000	\$4,167
5310	Insurance Appraisal / Wind Mitigation	\$0	\$200	\$17
5400	Grounds & Landscape Maintenance	\$5,500	\$5,500	\$458
5500	Common Area - Master 1-20 (Sunshine Properties)	\$6,234	\$7,184	\$599
5510	The West Pool 1-5 Pool Partnership (Frankly Coastal)	\$8,360	\$11,364	\$947
5600	Licenses / Permits	\$75	\$75	\$6
5610	FL State Filing Fees	\$90	\$90	\$8
5800	Management Fee Exp. 06/24 - 60 day notice	\$9,888	\$10,188	\$849
5900	Legal & Professional Fees	\$2,000	\$2,000	\$167
5950	Audit / Tax Return	\$650	\$650	\$54
6100	General Repair / Maint. HRW III	\$3,500	\$3,200	\$267
6140	A/C Stacks - Bldg - HRW III	\$900	\$900	\$75
6160	Fire Protection - Piper/ Pye Barker	\$500	\$500	\$42
6170	Elevator Inspection / Maintenance	\$2,700	\$3,700	\$308
6180	Irrigation Repairs - HRW III	\$200	\$200	\$17
6400	Janitorial Contract - HRW III	\$3,600	\$3,600	\$300
7000	Electricity - HRW III	\$3,400	\$3,000	\$250
7001	Elevator Phone - Monitoring - Kings III	\$700	\$835	\$70
7002	Water / Sewer - HRW III	\$16,800	\$16,800	\$1,400
7003	Trash Removal	\$1,811	\$1,990	\$166
7007	Cable Service - HRW III	\$16,660	\$17,772	\$1,481
8000	Contingency - Repairs & Maint.	\$1,000	\$1,000	\$83
	TOTAL OPERATING EXPENSES	\$139,887	\$147,222	\$12,269
	RESERVES			
9010	Reserves - Painting	\$0	\$3,856	\$321
9020	Reserves - Paving	\$0	\$9,981	\$832
9030	Reserves - Roof	\$0	\$3,695	\$308
9040	Reserves - Walkways & 2nd & 3rd fl & 9 Balconies	\$0	\$0	\$0
9060	Reserves - Elevator	\$0	\$2,042	\$170
9070	Reserves - Insurance Claims Deductible	\$0	\$0	\$0
9085	Reserves - Replace Fire Pull Stations	\$0	\$4,500	\$375
9100	Reserves - Deferred Maintenance	\$11,093	\$11,093	\$924
9150	Reserves - Structural Integrity Inspection	\$0	\$3,750	\$313
	TOTAL RESERVES	\$11,093	\$38,917	\$3,243
	TOTAL EXPENSES	\$150,980	\$186,139	\$15,512
	Approved 12/2/24		\$0	

HEATHER RIDGE WEST III 2025 FEES

UNITS	TYPES	% PER UNIT TYPE	MONTHLY FEES W/O CABLE	MONTHLY CABLE FEES	2025 MONTHLY FEES W/CABLE	2024 MONTHLY FEES	INCREASE AMOUNT
101,201,301	1	4.416000%	\$593.83	\$61.71	\$655.54	\$526.38	\$129.16
108,208,308							
102,104,202	2	4.212000%	\$566.40	\$61.71	\$628.11	\$504.74	\$123.37
204,206,302							
304,306							
103,107,207	3	4.076000%	\$548.11	\$61.71	\$609.82	\$490.31	\$119.51
203,303,307							
105	4	3.736000%	\$502.39	\$61.71	\$564.10	\$454.24	\$109.86
106,305,205	5	3.872000%	\$520.68	\$61.71	\$582.39	\$468.67	\$113.72