

**JADE BEACH VILLAS EAST
BUDGET
2025**

	<u>JBE</u>	<u>Common Expenses</u>	<u>Limited Common Expenses</u>
OPERATING EXPENSES			
MAINTENANCE CONTRACTOR	<u>28,830</u>	<u>28,830</u>	<u>-</u>
UTILITIES & SERVICE			
ELECTRIC	15,450	6,180	9,270
GAS	8,700	8,700	-
WATER - DRINKING	9,300	1,860	7,440
WATER - IRRIGATION/POOL	11,000	11,000	
SEWER	15,900	3,180	12,720
TELEPHONE	3,000	3,000	-
REFUSE REMOVAL	<u>6,900</u>	<u>3,450</u>	<u>3,450</u>
TOTAL UTILITIES & SERVICE	<u>70,250</u>	<u>37,370</u>	<u>32,880</u>
MAINTENANCE			
SUPPLIES	3,700	925	2,775
ELEVATOR	2,400		2,400
BUILDING MAINT	2,000		2,000
LAWN & SOD&TREE	16,950	16,950	-
AIR COND SERVICE & SUP	2,000		2,000
WATER TREATMENT	5,400	-	5,400
POOL & HEATER	8,640	8,640	-
EXTERMINATING	<u>2,715</u>	<u>2,715</u>	<u>-</u>
TOTAL MAINTENANCE	<u>43,805</u>	<u>29,230</u>	<u>14,575</u>
OPERATING			
ACCOUNTING	7,200	7,200	-
OFFICE	1,100	1,100	-
RESERVE STUDY	-	-	
TAXES, LICENSES & PERMITS	<u>2,852</u>	<u>2,852</u>	<u>-</u>
TOTAL OPERATING	<u>11,152</u>	<u>11,152</u>	<u>-</u>

REPAIRS & UPKEEP

GENERAL	500	500	-
PLUMBING & SEWER LINES	300		300
ELECTRICAL	-	-	-
TIKI HUT	-	-	-
AIR COND WATER TOWER	5,000		5,000
POOL & HEATER	2,000	2,000	-
SECURITY SYST REPAIRS	300	300	
ROOFING REPAIRS	4,000		4,000
BACK FLOW	1,500	1,500	-
IRRIGATION	1,000	1,000	-
LAUNDRY REPAIRS	-	-	-
TOTAL REPAIRS & UPKEEP	<u>14,600</u>	<u>5,300</u>	<u>9,300</u>
TOTAL OPERATING EXPENSES	<u>168,637</u>	<u>111,882</u>	<u>56,755</u>

JBVA SHARED EXPENSES

REVIEW & TAX	3,266	3,266	-
INSURANCE	103,615	41,298	62,317
LEGAL	<u>1,452</u>	<u>1,452</u>	<u>-</u>
TOTAL JBVA SHARED EXPENSES	<u>108,333</u>	<u>46,016</u>	<u>62,317</u>
TOTAL EXPENSES	<u>276,970</u>	<u>157,898</u>	<u>119,072</u>

LESS: OTHER INCOME

LAUNDRY INCOME	2,350		2,350
TRANSFER/SCREENING FEES	900		900
MISC	<u>1,500</u>		<u>1,500</u>
TOTAL OTHER INCOME	<u>4,750</u>		<u>4,750</u>
NET EXPENSES	<u>272,220</u>		

NET LIMITED COMMON EXPENSES **114,322**

COMMON EXPENSES **157,898**

272,220

**USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR
PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS**