

**HILLCREST 3 CONDOS, INC**  
**PROPOSED BUDGET**  
**1/1/2026 -12/31/2026**

	10/31/24			
	2025	01/01/25-12/31/25		2026
	<u>APPROVED</u>	<u>PROJECTED</u> <u>ACTUAL</u>	<i>Variance</i>	<u>PROPOSED</u>
<b><u>REVENUES</u></b>				
Maintenance Fees	233,264	233,264	0	255,000
Reserves - SIRS	12,165	12,165	0	14,494
Reserves - Non SIRS	5,000	5,000	0	5,729
Parking Lot	1,800	1,800	0	600
Other Income	-	75	(75)	-
Laundry	3,000	3,630	(630)	2,000
	<u>255,229</u>	<u>255,934</u>	<u>(705)</u>	<u>277,823</u>
<b><u>DISBURSEMENTS</u></b>				
Accounting	5,100	5,100	-	5,100
Bank Charges	50	-	50	50
Comcast & Comcast Camera	24,500	26,607	(2,107)	28,000
Elevator Service	3,800	3,536	264	3,800
Fees, Permits & Licenses	1,350	1,015	335	1,350
FPL-Electricity	9,000	12,035	(3,035)	12,100
Insurance	100,000	98,083	1,917	105,000
Janitorial	6,200	6,081	119	6,200
Lawn Mowing	4,800	4,800	0	4,800
Irrigation Repair, Lawn Treatment	3,000	10,658	(7,658)	11,000
Legal & Professional	500	176	325	500
Management-President Council	22,464	20,256	2,208	20,400
Office Expense & Postage	800	611	190	800
Pest & Termite Control	3,000	2,208	792	3,000
Building Repairs & Maint	15,000	13,241	1,760	15,000
Trash & Recycle	12,000	11,718	282	12,000
Telephone/ Elevator	500	360	140	500
Water & Sewer	26,000	27,651	(1,651)	28,000
Reserves - SIRS	12,165	12,165	0	14,494
Reserves - Non SIRS	5,000	-	5,000	5,729
	<u>255,229</u>	<u>256,299</u>	<u>(1,070)</u>	<u>277,823</u>
<b>TOTAL CASH OUTFLOW</b>	<u>255,229</u>	<u>256,299</u>	<u>(1,070)</u>	<u>277,823</u>
<b>NET CASH INCREASE (DECREASE)</b>	-	(365)	365	-

	<u>2025</u>	<u>2026</u>
1-BDRM /1BATH	434	477
1-BDRM /1 1/2BATH	483	531
2-BDRM (SMALL)	570	626
2-BDRM (LARGE)	602	661

HILLCREST 3 CONDOS, INC  
RESERVES SCHEDULE  
2026

<b>2026 Proposed Reserve - 39 Units</b>					
<b>SIRS COMPONENTS</b>	<b>Estimated</b>	<b>Remaining</b>	<b>Replacement</b>	<b>Balance</b>	<b>2026</b>
<b>RESERVE</b>	<b>Life</b>	<b>Life</b>	<b>Cost</b>	<b>1/1/2026</b>	<b>Required Funding</b>
Exterior Waterproofing & Painting	5-10	7	\$ 38,000	\$ 12,591	\$ 3,630
Roof	20-25	4	148,000	125,833	5,542
Structural Load Bearing Members (Concrete) Includes Floor System	50-70	34	32,500	542	940
Plumbing	50-100	39	60,000	250	1,532
Electrical	50-80	39	80,000	250	2,045
Exterior Finish (Stucco)	50-80	29	125,000	1,000	-
Fireproofing & Fire protection System	30-40	9	82,500	320	-
Windows & Doors	50-80	9	7,500	250	806
Annual Reserve			\$ 573,500	\$ 141,036	\$ 14,494
<b>2026 Proposed Reserve - 39 Units</b>					
<b>NON SIRS COMPONENTS</b>	<b>Estimated</b>	<b>Remaining</b>	<b>Replacement</b>	<b>Balance</b>	<b>2026</b>
<b>RESERVE</b>	<b>Life</b>	<b>Life</b>	<b>Cost</b>	<b>1/1/2026</b>	<b>Required Funding</b>
Elevator	65	9	\$ 50,000	\$ 5,000	\$ 5,000
Paving	14	12	25,000	16,250	729
Annual Reserve			\$ 75,000	\$ 21,250	\$ 5,729