# IMPERIAL EMBASSY CONDOMINIUM ONE, INC. 24 UNITS JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 ANNUAL	2025 PROPOSED AMOUNT	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$91,922	\$101,402	\$8,450
4300	Laundry Income	\$2,000	\$2,000	\$167
	TOTAL REVENUE	\$93,922	\$103,402	\$8,617
	OPERATING EXPENSES			
5010	Admin / Office Fee	\$2,443	2700	\$225
	Website	\$0	\$600	\$50
	Tax/CPA	\$400	\$400	\$33
5200	Rodent/Pest Control	\$1,900	\$1,900	\$158
5300	Insurance	\$43,000	\$48,000	\$4,000
	Lawnscaping Contract Services	\$6,132	\$6,200	\$517
	Irrigation Repairs	\$0	\$200	\$17
5600	Annual Corp Fee	\$80	\$90	\$8
5610	Division Fees	\$100	\$500	\$42
5800	Management Fee Exp. 12/25 - 30 day	\$9,000	\$9,000	\$750
5900	Legal Fees	\$600	\$600	\$50
6100	Building Maintenance & Repair	\$1,680	\$1,600	\$133
6120	Laundry Equipment Repairs	\$0	\$900	\$75
6200	Pool & Rec Fees	\$5,120	\$6,000	\$500
7000	Electric - General	\$1,950	\$2,000	\$167
7001	Water and Sewer	\$11,965	\$13,000	\$1,083
7002	Trash Removal	\$0	\$1,000	\$83
	TOTAL OPERATING EXPENSES	\$84,370	\$94,690	\$7,891
	RESERVES			
9010	Reserves - Painting	\$1,208	\$1,208	\$101
9020	Reserves - Roof	\$5,129	\$5,289	\$441
9030	Reserves - Paving	\$215	\$215	\$18
	Reserves - Deferred Maintenance	\$3,000	\$2,000	\$167
	TOTAL RESERVES	\$9,552	\$8,712	\$726
	TOTAL EXPENSES	\$93,922	\$103,402	\$8,617
	Approved 12/3/24		\$0	

### **Approved 12/3/24**

#### THESE WILL BE YOUR 2025 MONTHLY MANTENANCE FEES:

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	# units	%	2025 Maint Fee		
1 bedroom unit	12	3.79%	\$320.26		
2 bedroom unit	8	4.53%	\$382.79		
2 bedroom end unit	4	4.57%	\$386.17		

## RESERVE ANALYSIS IMPERIAL EMBASSY CONDOMINIUM ONE, INC. JANUARY 1, 2025 - DECEMBER 31, 2025

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Painting	\$12,000	\$5,960	7	5	\$6,040	\$1,208	\$1,208
Reserves - Roof	\$75,000	\$22,112	20	10	\$52,888	\$5,289	\$5,289
Reserves - Paving	\$11,000	\$9,925	10	5	\$1,075	\$215	\$215
Reserves - Deferred Maintenance	\$0		0		\$0		\$2,000
Reserves - Legal / Shared Rec SA		\$0			\$0		\$0

<u>TOTALS</u> \$98,000 \$40,642 \$60,003 \$8,712 \$8,712

## **FULLY FUNDED**

	# units	%	2024 Maint Fee	2025 Maint Fee	Diff in amounts
1 bedroom unit	12	3.79	\$290.32	\$320.26	\$29.94
2 bedroom unit	8	4.53	\$347.01	\$382.79	\$35.78
2 bedroom end unit	4	4.57	\$350.07	\$386.17	\$36.10
				<b>↑</b>	
			NEW	<b>2025 FEES</b>	