

ESTIMATED OPERATING BUDGET OF
DUVAL CONDOMINIUM ASSOCIATION, INC.
Beginning January 1, 2025 - Ending December 31, 2025

1.	EXPENSES FOR THE ASSOCIATION AND CONDOMINIUM	MONTHLY	ANNUALLY
a.	Administration of the Association	N/A	N/A
	1. Office supplies and Postage	33.00	396.00
	2. Professional fees (Legal and Accounting)	125.00	1,500.00
	3. Taxes/Licenses/Fees	33.00	396.00
b.	Management Fees	500.00	6,000.00
c.	Maintenance:		
	1. Maintenance Personel	625.00	7,500.00
	2. Termite Renewal	50.00	600.00
	3. Exterminating	150.00	1,800.00
	4. Elevator Maintenance/Fees	500.00	6,000.00
	5. Pool Service/Health Fees	350.00	4,200.00
	6. Janitorial	600.00	7,200.00
	7. Grounds and Lawn Service	400.00	4,800.00
	8. Building Supplies and Repairs	1,000.00	12,000.00
d.	Rent for Recreational Facilities	N/A	N/A
e.	Taxes Upon Association Property	N/A	N/A
f.	Taxes Upon Leased Areas	N/A	N/A
g.	Insurance	5,000.00	60,000.00
h.	Other Expenses		
	1. Electric (Common Expenses)	800.00	9,600.00
	2. Garbage	150.00	1,800.00
	3. Sewer/Water	800.00	9,600.00
	4. Cable TV/Roadrunner Wifi	150.00	1,800.00
	5. Security/Doors/Fire System/Backflows	350.00	4,200.00
	6. Telephone (including elevator, fire alarm)	150.00	1,800.00
i.	Operating Capital	500.00	6,000.00
j.	Reserves:		
	Reserves for Depreciation	N/A	N/A
	Roof Replacement	500.00	6,000.00
	Estimated Useful Life	25 Years	
	Estimated Replacement Cost	150,000.00	
	Estimated Remaining Useful Life	25 Years	
	Current Balance in Reserve Account	0.00	
	Building Repainting and Waterproofing	1,012.00	12,144.00
	Estimated Useful Life	7 Years	
	Estimated Replacement Cost	85,000.00	
	Estimated Remaining Useful Life	7 Years	
	Current Balance in Reserve Account	0.00	
	Pavement Resurfacing	167.00	2,004.00
	Estimated Useful Life	25 Years	
	Estimated Replacement Cost	50,000.00	
	Estimated Remaining Useful Life	25 Years	
	Current Balance in Reserve Account	0.00	
	Elevator	333.00	3,996.00
	Estimated Useful Life	25 Years	
	Estimated Replacement Cost	100,000.00	
	Estimated Remaining Useful Life	25 Years	
	Current Balance in Reserve Account	0.00	
	Pool	50.00	600.00
	Estimated Useful Life	25 Years	
	Estimated Replacement Cost	15,000.00	

	Estimated Remaining Useful Life	25 Years		
	Current Balance in Reserve Account	0.00		
Fire Alarm System			83.00	996.00
	Estimated Useful Life	25 Years		
	Estimated Replacement Cost	25,000.00		
	Estimated Remaining Useful Life	25 Years		
	Current Balance in Reserve Account	0.00		
Fire Sprinkler System			133.00	1596.00
	Estimated Useful Life	25 Years		
	Estimated Replacement Cost	40,000.00		
	Estimated Remaining Useful Life	25 Years		
	Current Balance in Reserve Account	0.00		
Plumbing Systems			42.00	504.00
	Estimated Useful Life	20 Years		
	Estimated Replacement Cost	10,000.00		
	Estimated Remaining Useful Life	20 Years		
	Current Balance in Reserve Account	0.00		
Electrical Systems			28.00	336.00
	Estimated Useful Life	30 Years		
	Estimated Replacement Cost	10,000.00		
	Estimated Remaining Useful Life	30 Years		
	Current Balance in Reserve Account	0.00		
Windows and Doors			56.00	672.00
	Estimated Useful Life	30 Years		
	Estimated Replacement Cost	20,000.00		
	Estimated Remaining Useful Life	30 Years		
	Current Balance in Reserve Account	0.00		
Building Repair Allowance			357.00	4,284.00
	Estimated Useful Life	14Years		
	Estimated Replacement Cost	60,000.00		
	Estimated Remaining Useful Life	14 Years		
	Current Balance in Reserve Account	0.00		
k. Fees payable to the Division			4.00	32.00
2. EXPENSES FOR A UNIT OWNER				
a. Rent for the unit, if subject to a lease			N/A	N/A
b. Rent payable by the unit owners directly to the Lessor or agent under recreational Lease or Lease for the use of commonly used facilities, which use and payment is a mandatory condition of ownership and is not included in the common expense or assessment for common maintenance paid by the unit owners to the association.			N/A	N/A
TOTALS			15,031.00	180,356.00
Estimated Operating Budget per Unit (8)			1,879.00 (R)	22,545.00 (R)

NOTE 1:
DEVELOPER MAY BE IN CONTROL OF THE BOARD OF ADMINISTRATION OF THE CONDOMINIUM DURING THE PERIOD OF OPERATING FOR WHICH THIS BUDGET HAS BEEN RENDERED.

NOTE 2:
THE ABOVE ITEMS ARE ASSOCIATION EXPENSES COLLECTIBLE BY ASSESSMENT FROM THE UNIT OWNERS.

THE BUDGET CONTAINED IN THIS OFFERING CIRCULAR HAS BEEN PREPARED IN ACCORDANCE WITH THE CONDOMINIUM ACT AND IS A GOOD FAITH ESTIMATE ONLY AND REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND CIRCUMSTANCES EXISTING AT THE TIME OF ITS PREPARATION. ACTUAL COSTS OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS. SUCH CHANGES IN COST DO NOT CONSTITUTE MATERIAL ADVERSE CHANGES IN OFFERING.