EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN

NOTICE OF 2027 BUDGET ADOPTION MEETING

November 6, 2026

To All EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN Members,

The BUDGET MEETING of **EAST LAKE WOODLANDS CONDOMINIUM UNIT SEVEN** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, DECEMBER 8, 2026 AT 6:30 PM**
- **LOCATION: THE LITTLE CLUBHOUSE**
  600 CARYL WAY
  OLDSMAR, FL 34677

This Budget Adoption Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 Proposed Budget for your review.

Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Certify Quorum of Board & Membership
4. Proof of Notice of the Meeting
5. Board Approval of 2027 Annual Budget
6. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS
Ellyse Vosselmann, LCAM
Community Association Manager

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax
(Check out our website for the latest updates @ www.ameritechcompanies.com)

EAST LAKE WOODLANDS CONDO VII

92 Units

JANUARY 1, 2027 - DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED ANNUAL	2027 PROPOSED ANNUAL	2027 MONTHLY AMOUNT
4010	Unit Maintenance Fees	$581,369	$581,369	$48,447
	TOTAL REVENUE	$581,369	$581,369	$48,447
	OPERATING EXPENSES			
5010	Office Expense	$5,000	$5,000	$417
5030	Bank Fees/Coupons / Lockbox	$782	$782	$65
5040	Storage (15 Boxes) $45 per	$675	$720	$60
5015	Web-Site / $55 mthly Update	$1,410	$1,410	$118
	DBPR Statute Update	$0	$0	$0
5300	Insurance	$175,000	$149,000	$12,417
5400	Grounds Maintenance / Contract	$40,800	$45,000	$3,750
5410	Pest Control Building	$4,500	$4,600	$383
5420	Sprinkler Repair / Maintenance	$6,300	$7,500	$625
5600	State Corp Fee	$90	$90	$8
5610	Tax Audit	$5,000	$5,000	$417
5620	Fees / Permits / Licenses	$300	$300	$25
5630	Division of Condominiums	$368	$368	$31
	DBPR Statute Update	$400	$400	$33
5800	Management Fees Exp. 12/27 - 30 day nc	$13,248	$13,248	$1,104
5900	Professional / Legal	$2,000	$3,400	$283
6100	Building Maintenance / Repairs	$12,500	$15,500	$1,292
6105	Fire Alarm (Cox 5) (Piper 1) Buildings	$2,500	$2,800	$233
6115	Fire Repairs	$4,000	$5,000	$417
6110	Termite	$13,192	$3,300	$275
	Pool Supplies/Repairs		$2,500	$208
6200	Pool Contract	$8,600	$6,600	$550
6400	Salary / Payroll	$12,000	$11,760	$980
7001	Electric	$12,000	$15,000	$1,250
7002	Water & Sewer	$70,000	$83,200	$6,933
7004	Trash Removal	$7,000	$8,000	$667
7006	Cable TV 5yr 5% inc - exp 2028	$77,402	$81,250	$6,771
	TOTAL OPERATING EXPENSES	$475,067	$471,728	$39,311
	RESERVES			
9010	Reserves - Painting	$9,053	$9,053	$754
9020	Reserves - Paving	$17,000	$17,000	$1,417
9040	Reserves - Rec / Pool	$4,500	$4,576	$381
9045	Reserves - Carports	$4,850	$4,850	$404
9050	Reserves - Roof / Single	$13,900	$13,900	$1,158
9055	Reserves - Roof / Flat	$12,062	$12,062	$1,005
9100	Reserves - Deferred Maintenance	$44,937	$48,200	$4,017
	TOTAL RESERVES	$106,302	$109,641	$9,137
	TOTAL EXPENSES	$581,369	$581,369	$48,447
			$0	

	2026 Fees	2027 Fees
OUTSIDE UNITS = 24	$539.64	$539.64
INSIDE UNITS = 68	$522.00	$522.00

RESERVE ANALYSIS
EAST LAKE WOODLANDS CONDO VII
JANUARY 1, 2027 - DECEMBER 31, 2027

Management Fee Exp 12/1/27

RESERVES	Current Replacement cost	Current Reserves thru 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
Reserves - Painting	$92,000	$28,622	10	7	$63,378	$9,054	**$9,053**
Reserves - Paving	$90,000	$41,059	20	4	$48,941	$12,235	**$17,000**
Reserves - Rec / Pool	$90,000	$3,064	20	19	$86,936	$4,576	**$4,576**
Reserves - Carports	$65,000	$11,658	25	11	$53,342	$4,849	**$4,850**
Reserves - Shingle Roof	$196,312	$57,308	20	10	$139,004	$13,900	**$13,900**
Reserves - Flat Roofs *	$330,000	$64,634	30	22	$265,366	$12,062	**$12,062**
Reserves - Deferred Maintenance *		$135,110				$44,937	**$48,200**
TOTALS	**$863,312**	**$341,455**			**$656,967**	**$101,614**	**$109,641**

CONDO FEES

UNITS	PERCENTAGE	2026 MTHLY FEE	CABLE	2027 MTHLY FEE WITH CABLE	
OUTSIDE = 24	**1.1180%**	**$539.64**	**$73.70**	**$539.64**	
INSIDE = 68	**1.0760%**	**$522.00**	**$73.70**	**$522.00**	
			↑	↑	