

Country Club Gardens Condominium, Inc.  
 Approved Operating and Reserve Budget  
 January 1, 2025 through December 31, 2025  
 Operating Budget

Association Expenses Collectible by assessments	2024 Budget	2025		Each Unit	
		Association Annual	Monthly	Annual	Monthly
Income					
Operating Assessment	\$45,132.49	\$47,294.85	\$3,941.24	\$1,313.75	\$109.48
Reserve Assessment	\$4,545.62	\$4,545.14	\$378.76	\$126.25	\$10.52
Total Income	\$49,678.11	\$51,839.99	\$4,320.00	\$1,440.00	\$120.00
Administration of the Association					
Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank	\$150.00	\$150.00	\$12.50	\$4.17	\$0.35
Office	\$300.00	\$300.00	\$25.00	\$8.33	\$0.69
Postage	\$150.00	\$175.00	\$14.58	\$4.86	\$0.41
Emergencies			\$0.00	\$0.00	\$0.00
Insurance					
Directors & Officers Liability Package	\$4,500.00	\$5,600.00	\$466.67	\$155.56	\$12.96
Legal & Professional					
Accountant	\$230.00	\$230.00	\$19.17	\$6.39	\$0.53
Attorney	\$400.00	\$400.00	\$33.33	\$11.11	\$0.93
License & Registration					
Payable to DBPR	\$144.00	\$144.00	\$12.00	\$4.00	\$0.33
Payable to others	\$61.25	\$61.25	\$5.10	\$1.70	\$0.14
Maintenance					
Common Area	\$678.24	\$785.60	\$65.47	\$21.82	\$1.82
Irrigation	\$1,000.00	\$1,000.00	\$83.33	\$27.78	\$2.31
Lawn & Grounds	\$23,400.00	\$23,400.00	\$1,950.00	\$650.00	\$54.17
Fertilizer	\$1,500.00	\$1,500.00	\$125.00	\$41.67	\$3.47
Trees & Plants	\$1,500.00	\$1,500.00	\$125.00	\$41.67	\$3.47
Management Fee	\$8,619.00	\$9,049.00	\$754.08	\$251.36	\$20.95
Operating Capital			\$0.00	\$0.00	\$0.00
Other Expenses:					
Electric	\$2,500.00	\$3,000.00	\$250.00	\$83.33	\$6.94
Rent for recreational and other commonly use facilities			\$0.00	\$0.00	\$0.00
Security Provisions			\$0.00	\$0.00	\$0.00
Taxes					
Upon Association Property			\$0.00	\$0.00	\$0.00
Upon Leased Areas			\$0.00	\$0.00	\$0.00
Florida Intangible			\$0.00	\$0.00	\$0.00
US Income			\$0.00	\$0.00	\$0.00
Expenses for a unit owner:					
a. Rent for the unit, if subject to a lease			\$0.00	\$0.00	\$0.00
b. Rent payable under recreational lease			\$0.00	\$0.00	\$0.00
Operating Total	\$45,132.49	\$47,294.85	\$3,941.24	\$1,313.75	\$109.48
Reserve Total	\$4,545.62	\$4,545.14	\$378.76	\$126.25	\$10.52
Total Operating & Reserve	\$49,678.11	\$51,839.99	\$4,320.00	\$1,440.00	\$120.00

Country Club Gardens Condominium, Inc.  
 Approved Reserve Fund Budget  
 For Year January 1, 2025 through December 31, 2025

	Year of Completion	Replacement Cost	Projected Balance 12/31/2024	Est Life	Remain Life	Cost Per Year	Cost/Month Unit
Painting	2018	\$36,900.00	\$15,261.38	10	6	\$3,606.44	\$8.35
Paving	2018	\$30,000.00	\$7,801.77	35	33	\$672.67	\$1.56
Excess Irrigation Fund		\$10,000.00	\$8,403.81	8	6	\$266.03	\$0.62
Total Reserves		<u>\$76,900.00</u>	<u>\$31,466.96</u>			<u>\$4,545.14</u>	<u>\$10.52</u>

Painting Reserve for building painting of all structures.  
 Cost is based on quote from Correia Painting: \$1025. per single unit.

Paving Reserve for 1" overlay of asphalt. Paving cost base on quote from Russ Benner Construction (\$25785 2018)

Excess Irrigation Fund  
 This fund has accumulated money to pay for  
 common area improvements not specifically mentioned above.