

Country Club Gardens Condominium, Inc.  
Approved Operating and Reserve Budget

Operating Budget

Association Expenses Collectible by assessments	2025 Budget	2026		Each Unit	
		Association Annual	Monthly	Annual	Monthly
Income					
Operating Assessment	\$47,294.85	\$46,990.70	\$3,915.89	\$1,305.30	\$108.77
Reserve Assessment	\$4,545.14	\$7,443.03	\$620.25	\$206.75	\$17.23
Total Income	\$51,839.99	\$54,433.73	\$4,536.14	\$1,512.05	\$126.00
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	\$175.00	\$175.00	\$14.58	\$4.86	\$0.41
Emergencies			\$0.00	\$0.00	\$0.00
Insurance					
Directors & Officers Liability Package	\$5,600.00	\$5,800.00	\$483.33	\$161.11	\$13.43
Legal & Professional					
Accountant	\$230.00	\$240.00	\$20.00	\$6.67	\$0.56
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	\$785.60	\$324.00	\$27.00	\$9.00	\$0.75
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	\$720.00	\$60.00	\$20.00	\$1.67
Trees & Plants	\$1,500.00	\$1,775.00	\$147.92	\$49.31	\$4.11
Management Fee	\$9,049.00	\$9,501.45	\$791.79	\$263.93	\$21.99
Operating Capital			\$0.00	\$0.00	\$0.00
Other Expenses:					
Electric	\$3,000.00	\$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	\$47,294.85	\$46,990.70	\$3,915.89	\$1,305.30	\$108.77
Reserve Total	\$4,545.14	\$7,443.03	\$620.25	\$206.75	\$17.23
Total Operating & Reserve	\$51,839.99	\$54,433.73	\$4,536.14	\$1,512.05	\$126.00

Country Club Gardens Condominium, Inc.  
 Approved Reserve Fund Budget  
 For Year January 1, 2026 through December 31, 2026

	Year of Completion	Replacement Cost	Projected Balance 12/31/2025	Est Life	Remain Life	Cost Per Year	Cost/Month Unit
Painting	2018	\$36,900.00	\$18,869.13	10	5	\$3,606.17	\$8.35
Paving	2018	\$30,000.00	\$8,474.49	35	32	\$672.67	\$1.56
Excess Irrigation Fund		\$15,000.00	\$8,671.63	8	2	\$3,164.19	\$7.32
Total Reserves		<u>\$81,900.00</u>	<u>\$36,015.25</u>			<u>\$7,443.03</u>	<u>\$17.23</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.