

Club Cortile Master Association, Inc.

Proposed Budget (222 Units)

January 1, 2025 - December 31, 2025

	Budget 2024	Proposed 2025
<u>Income</u>		
Income		
4001 - CCC Assessments	\$326,320.76	\$297,200.08
4002 - CCT Assessments	\$298,189.74	\$271,578.78
4021 - Parking Pass	2,000.00	2,000.00
Total Income	626,510.50	570,778.86
<u>Expenses</u>		
Administrative		
5101 - Management Fees	20,046.00	23,205.00
5102 - Legal Fees	500.00	750.00
5103 - Accounting Fees	3,240.00	3,500.00
5110 - Website	600.00	600.00
5120 - Insurance	20,587.50	21,688.00
5130 - Postage	500.00	500.00
5131 - Printing / Copies	200.00	200.00
5132 - Office Supplies	1,350.00	1,350.00
5133 - Office Expenses	750.00	750.00
5134 - Computer / Software	200.00	200.00
5135 - Storage	510.00	510.00
5141 - Telephone / Internet	4,896.00	2,825.00
5175 - Corporate Annual Report	62.00	62.00
5195 - Other Admin Expense	800.00	1,200.00
Total Administrative	54,241.50	57,340.00
Payroll & Contract Labor		
5201 - Salaries / Wages	51,820.00	45,600.00
5205 - Payroll Taxes / Fees	7,040.00	-
Total Payroll & Contract Labor	58,860.00	45,600.00
Building Maintenance		
5315 - Electrical	150.00	350.00
5320 - Plumbing	250.00	250.00
5325 - Backflow Testing	50.00	50.00
5332 - Fire Alarm Repairs / Maintenance	700.00	700.00
5340 - Maintenance Tools / Supplies	3,500.00	3,500.00
5387 - Mechanical Room Maintenance / Repairs	100.00	100.00
5390 - Other Building Maintenance	100.00	1,000.00
Total Building Maintenance	4,850.00	5,950.00

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Grounds Maintenance		
5401 - Landscape Service	49,680.00	48,792.00
5402 - Grounds Clean-up	8,800.00	-
5403 - Irrigation	4,000.00	4,000.00
5410 - Plants / Shrubs / Trees	5,000.00	5,000.00
5411 - Sod / Mulch / Fertilization	2,000.00	3,000.00
5412 - Tree Trimming / Removal / Replace	5,000.00	15,000.00
5420 - Pest Control Exterior	9,600.00	9,600.00
5430 - Road / Parking Lot	250.00	250.00
5431 - Sidewalk	500.00	500.00
5435 - Pressure Cleaning	3,750.00	3,750.00
5440 - Gates / Fences	10,000.00	10,000.00
5441 - Gate Telephone Line	1,500.00	1,500.00
5442 - Fence Maintenance / Repairs	250.00	250.00
5445 - Lights	800.00	800.00
5446 - Signs	100.00	100.00
5450 - Security	82,000.00	84,050.00
5452 - Security Cameras	59,400.00	50,000.00
5460 - Lakes, Ponds & Waterway Maintenance	1,188.00	1,188.00
5463 - Fountains	150.00	150.00
5490 - Other Grounds Maintenance	500.00	1,000.00
Total Grounds Maintenance	244,468.00	238,930.00
Amenities		
5501 - Pool Maintenance	9,135.00	9,960.00
5505 - Pool Deck Maintenance / Repairs	500.00	500.00
5509 - Pool Area Repairs	150.00	150.00
5510 - Pool Equipment Maintenance / Repairs	1,000.00	3,500.00
5516 - Pool / Water Testing	2,880.00	1,000.00
5520 - Pool Furniture	250.00	250.00
5530 - Pool Permit	525.00	575.00
5535 - Other Pool Expense	1,125.00	1,125.00
5550 - Clubhouse Maintenance	25,000.00	25,000.00
5555 - Clubhouse Repairs	1,400.00	1,400.00
5580 - Tennis / Exercise Equip	1,100.00	1,100.00
5585 - Playground	100.00	1,000.00
Total Amenities	43,165.00	45,560.00
Utilities		
5601 - Electric	25,000.00	25,000.00

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5604 - Pool Electric	1,500.00	1,500.00
5605 - Water / Sewer	7,900.00	7,900.00
5610 - Trash Removal	108,000.00	53,000.00
5620 - Gas	26,000.00	26,000.00
Total Utilities	168,400.00	113,400.00

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Reserve Funding		
5901 - Pooled Reserve Funding	52,526.00	64,000.00
Total Reserve Funding	52,526.00	64,000.00
Total Expenses	626,510.50	570,780.00
Net Income / (Loss)	\$ -	\$ (1.14)

<u>Assessments (Per Association)</u>		
<u>Club Cortile Condo</u>		
Annual Dues	\$326,320.76	\$297,200.12
Monthly Dues	\$27,193.40	\$24,766.68
<u>Club Cortile Townhome</u>		
Annual Dues	\$298,189.66	\$271,579.42
Monthly Dues	\$24,849.14	\$22,631.62