

Club Cortile Townhome Owners' Association, Inc.

Proposed Budget (106 Units)

January 1, 2025 - December 31, 2025

	Budget 2024	Proposed 2025
<u>Income</u>		
Income		
4001 - Assessment	\$ 427,385.14	\$ 438,841.80
4015 - Capital Contribution	5,000.00	5,000.00
Total Income	432,385.14	443,841.80
<u>Expenses</u>		
Administrative		
5101 - Management Fees	14,024.00	14,024.00
5102 - Legal Fees	250.00	500.00
5103 - Accounting Fees	1,650.00	1,650.00
5107 - Bank Fees / Coupons	300.00	300.00
5120 - Insurance	8,775.00	10,000.00
5130 - Postage	500.00	750.00
5131 - Printing / Copies	350.00	500.00
5175 - Corporate Annual Report	62.00	62.00
5177 - Master Assoc Dues	298,189.66	271,579.42
5190 - Bad Debt	2,074.00	2,074.00
5195 - Other Admin Expense	550.00	700.00
Total Administrative	326,724.66	302,139.42
Building Maintenance		
5301 - Exterior Building Maintenance	4,000.00	2,500.00
5305 - Roof	500.00	500.00
5306 - Gutters	-	2,700.00
5315 - Electrical	100.00	100.00
5318 - Dryer Vent Maintenance	2,000.00	2,000.00
5390 - Other Building Maintenance	100.00	100.00
Total Building Maintenance	6,700.00	7,900.00
Grounds Maintenance		
5420 - Pest Control Exterior	5,544.00	6,650.00
Total Grounds Maintenance	5,544.00	6,650.00
Reserve Funding		
5901 - Pooled Reserve Funding	93,416.48	127,152.72
Total Reserve Funding	93,416.48	127,152.72
Total Expenses	432,385.14	443,842.14
Net Income / (Loss)	\$ -	\$ (0.34)

<u>Owner Assessment (Per Unit)</u>		
Annual Dues	\$4,031.94	\$4,140.02
Monthly Dues	\$336.00	\$345.00