



21150 GERTRUDE AVE  
 PORT CHARLOTTE, FL 33952

RESERVE	2024 Assessments	
Parking lot/sidewalks	\$38,072.50	
Mulch around buildings	\$0.00	
Tree removal & trimming	\$2,000.00	
Common grounds lamp poles	\$2,177.78	
Video surveillance	\$11,000.00	
Fence	\$33,333.33	
Roof/shingles	\$34,807.02	
Gutters, soffit, fascia, downspouts	\$2,650.00	
Building painting	\$7,025.01	
Deductible fund	\$52,500.00	
Attorney	\$57,897.11	FULLY FUNDED
Insurance	\$90,000.00	
Appraisal	\$1,075.00	
EMERGENCY FUND	\$32,135.04	FULLY FUNDED
CLUBHOUSE A/C	\$770.00	

CLUBHOUSE Reserve	
LAUNDRY MACHINES	\$2,622.84
A/C	\$770.04
WATER HEATER	\$28.56
BILL CHANGER SYSTEM	\$1,375.08
ROOF	\$999.96
PAINT	\$233.28
CB ACCESS SYSTEM	\$90.72
TOTAL	\$6,120.48

**TOTAL RESERVE** | **\$273,565.64**

**OPERATING**

Landscaper	\$36,000.00
Management	\$60,000.00
Extinguishers	\$1,257.00
FPL WEST	\$383.04
FPL OL	\$140.76
FPL EAST	368.76
PEST CONTROL	\$1,213.38
CLUBHOUSE CLEANING	\$3,600.00
CONTINGENCY FUND	\$10,000.00

PETTY CASH | 2,400.00

**TOTAL OPERATING** | **\$115,362.94**

**TOTAL ANNUAL ASSESSMENT** | **\$388,928.58**

2024 monthly assessment	
4 unit bldg (2b2b)	\$402.60
6 unit bldg (1b1b)	\$268.40