

RESERVE	2025 Assessments
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Parking lot/sidewalks	\$48,096.00
Mulch around buildings	\$0.00
Tree removal & trimming	\$2,000.00
Common grounds lamp poles	\$1,399.20
Video surveillance	\$11,000.00
Fence	\$33,333.00
Roof/shingles	\$31,666.67
Gutters, soffit, fascia, downspouts	\$2,650.00
Building painting	\$6,791.67
CATASTROPHIC FUND	\$58,500.00
EMERGENCY FUND	\$15,000.00
Attorney	\$0.00
Insurance	\$103,500.00
Appraisal	\$0.00

TOTAL RESERVE	\$313,936.54
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OPERATING

Landscaper	\$36,000.00
Management	\$60,000.00
Extinguishers	\$1,257.00
FPL WEST	\$352.44
FPL OL	\$140.76
FPL EAST	368.76
PEST CONTROL	\$1,249.78
CLUBHOUSE CLEANING	\$3,600.00
CONTINGENCY FUND	\$10,000.00
PETTY CASH	2,400.00

TOTAL OPERATING	\$115,368.74
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<u>TOTAL ANNUAL ASSESSMENT</u>	<u>\$429,305.28</u>
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2025 monthly assessment	
4 unit bldg (2b2b)	\$447.19
6 unit bldg (1b1b)	\$298.13