

2025 Maintenance Budgets 10% Increase

	2025 Fully Funded Res	2025 Modified Reserve	4 2025 Modified Quarterly	September 2024 YTD Actual	1 1/3 2024 Projected Actual	2024 Budget Maintenance
<b>Revenues:</b>						
Maintenance	\$ 1,602,808	\$ 1,344,659	\$ 336,165	\$ 1,110,072	1,222,417	\$ 1,224,659
Other Fees	200	200	50	200	264	200
Bulk Cable	189,600	189,600	47,400	139,500	184,447	189,600
Laundry	24,395	24,395	6,099	18,450	24,395	24,395
Sale/Lease Fees	8,000	8,000	2,000	6,582	8,703	5,000
Late Fees	2,700	2,700	675	1,892	2,502	800
Interest Income	7,000	7,000	1,750	6,800	8,991	750
Work Orders	1,322	1,322	331	1,000	1,322	600
Photocopy Fees	50	50	13	15	20	50
Misc. Income	5,000	5,000	1,250	3,342	4,419	4,000
Surplus/Loss	15,000	15,000	3,750	5,000	15,000	11,000
<b>Total Revenues</b>	<b>1,856,075</b>	<b>1,597,926</b>	<b>399,482</b>	<b>1,292,853</b>	<b>1,472,479</b>	<b>1,459,770</b>
<b>Expenses:</b>						
<b>Payroll</b>	<b>420,840</b>	<b>420,840</b>	<b>105,210</b>	<b>288,037</b>	<b>380,843</b>	<b>460,431</b>
<b>Utilities</b>						
Electric	83,000	83,000	20,750	60,753	80,328	78,000
Fuel and Gas	2,200	2,200	550	1,270	1,679	3,200
Telephone	2,000	2,000	500	1,500	1,983	7,600
Water & Sewer	170,000	170,000	42,500	125,247	165,602	184,500
<b>Sub Total</b>	<b>257,200</b>	<b>257,200</b>	<b>64,300</b>	<b>188,770</b>	<b>249,592</b>	<b>273,300</b>
<b>Maintenance</b>						
Cleaning Supplies	7,000	7,000	1,750	6,008	7,944	14,000
Cable TV	189,600	189,600	47,400	140,352	184,737	184,737
Monitor Equipment	4,000	4,000	1,000	3,896	5,151	4,000
Electric Supplies	2,000	2,000	500	1,221	1,614	2,000
Elevator Contract	12,500	12,500	3,125	6,400	8,462	10,800
Roof Contract	3,500	3,500	875	1,167	3,500	3,500
Fire Related	8,250	8,250	2,063	5,615	7,424	10,000
Lawn care	17,000	17,000	4,250	16,131	21,328	16,800
Landscaping	5,000	5,000	1,250	3,720	4,919	4,000
Tree Trimming	-	-	-	4,500	13,500	6,000
Pest Control	4,500	4,500	1,125	2,434	3,218	4,500
Pool Supplies	3,000	3,000	750	866	1,145	2,200
Refuse Collection	8,000	8,000	2,000	4,041	5,343	6,000
Uniforms	1,500	1,500	375	581	768	600
Cooling Tower	6,355	6,355	1,589	1,778	5,335	3,400
Repairs	35,000	35,000	8,750	32,991	43,621	25,000
Replacements	48,000	48,000	12,000	20,424	27,005	31,417
Golf Cart Contract	-	-	-	-	-	-
<b>Sub Total</b>	<b>355,205</b>	<b>355,205</b>	<b>88,801</b>	<b>252,125</b>	<b>345,014</b>	<b>328,954</b>
<b>Insurance</b>						
Package Insurance	492,750	492,750	123,188	154,252	462,758	300,897
Workmans Compensation	19,900	19,900	4,975	5,950	17,850	13,275
Flood Insurance	-	-	-	-	-	-
Health Insurance	-	-	-	-	-	-
<b>Sub Total</b>	<b>512,650</b>	<b>512,650</b>	<b>128,163</b>	<b>160,202</b>	<b>480,608</b>	<b>314,172</b>
<b>Administrative/ Related</b>						
50 yr building Inspection	25,000	25,000	6,250	-	-	-
Engineer	4,500	4,500	1,125	1,167	3,500	1,500
Accounting	5,500	5,500	1,375	4,607	6,091	5,500
Advertising	250	250	63	70	93	250
Application Expense	2,500	2,500	625	2,425	3,206	2,500
Bad Debt	4,000	4,000	1,000	4,000	4,000	1,500
Federal and State Income Tax	1,000	1,000	250	5,269	6,967	9,000
Condo Assoc Fees	836	836	209	836	836	836
Rent for Recreation and Other	-	-	-	-	-	-
Telephone	1,356	1,356	339	-	-	-
Postage	600	600	-	456	603	-
Office Supplies	5,100	5,100	1,275	3,399	4,494	6,500
Miscellaneous	4,500	4,500	1,125	4,861	6,427	2,500
<b>Sub Total</b>	<b>30,642</b>	<b>30,642</b>	<b>7,511</b>	<b>32,264</b>	<b>43,058</b>	<b>32,586</b>

	2025 Fully Funded Res	2025 Modified Reserve	2025 Modified Quarterly	2024 YTD Actual	2024 Projected Actual	2024 Budget Maintenance
Contingency	12,500	12,500	3,125	32,148	40,000	12,500
Sub Total	60,142	60,142	14,886	32,264	43,058	34,086
<b>Reserves: Pooled</b>		48,000	12,000	36,000	47,599	48,000
Fully Funded Reserves	195,012					
Sub Total	195,012					
<b>Total Expenses</b>	1,829,799	1,682,787	420,547	979,142	1,575,464	1,488,943
Excess ( Deficit) of Revenues Over Expenses	\$26,276.00	(\$84,861.00)	(21,065)	\$313,711.00	(\$102,985.07)	(\$29,169.00)
Full Funding Maintenance Inceas	31%					
Modified Funding Increase		10.00%				

**Country Club Tower of Coral Springs Association, Inc.**  
**SCHEDULE OF DEFERRED MAINTENANCE & CAPITAL EXPENDITURE RESERVES**  
(for the fiscal year of January 1, 2024 through December 31, 2024)

Reserve Items	Estimated Total Useful Life  (in years)	Estimated Remaining Useful Life  (in years)	Estimated Cost for Deferred Maintenance/ Capital Expenditure (\$)	Estimated Fund Balance as of 12/31/24 (\$)	Fully Funded Reserve - Proposed Budget Period (\$)	Fully Funded Reserve - Shortfall (\$)
Waterproofing and exterior painting	15	10	\$ 120,000		\$ 12,000	\$ 40,000
Paving	40	30	95,000		3,167	23,750
Roof	30	20	150,000		7,500	50,000
Administration Offices	20	18	18,000		1,000	1,800
Air Conditioners - 12 floors+Lounge	18	18	120,000		6,667	-
Air Conditioner Lobby	18	15	12,000		800	2,000
Boiler *	15	10	12,000		1,200	4,000
Carpeting	35	2	150,000		75,000	141,429
Cooling tower (and pump)	25	20	125,000		6,250	25,000
Doors, entrance	30	20	30,000		1,500	10,000
Doors, fire doors	30	20	116,000		5,800	38,667
Electrical Systems	50	40	75,000		1,875	15,000
Elevators - 3	30	30	455,000		15,167	-
Fireproofing and fire protection systems	25	20	150,000		7,500	30,000
Generator	38	35	63,000		1,800	4,974
Hot Water Heaters - 12	13	10	13,000		1,300	3,000
Irrigation System - Landscape	20	5	30,000		6,000	22,500
Landscaping - Major Trees & Plants	25	20	30,000		1,500	6,000
Laundry Equipment - 36 pairs	15	10	76,000		7,600	25,333
Light Fixtures	30	29	15,000		517	500
Lounge/Lobby, furnishings/décor	15	1	12,000		12,000	11,200
Painting - Interior	10	10	80,000		8,000	-
Pool	20	19	50,000		2,632	2,500
Roof Exhaust Fans - 36	20	20	24,000		1,200	-
Security Equipment & Monitoring	10	10	12,000		1,200	-
Tennis Courts	10	10	20,000		2,000	-
Tools/Equipment	15	15	25,000		1,667	-
Trash Compactor	15	10	23,000		2,300	7,667
Water Piping and Drains (Plumbing)	50	49	50,000		1,020	1,000
Windows (common areas)	50	59	50,000		847	(9,000)
<b>TOTALS</b>			<b>\$ 2,201,000</b>	<b>\$2,000</b>	<b>\$195,012</b>	<b>\$457,312</b>

The Association uses pooled ("cash flow") method to fund reserves