

GOLFVIEW CLUB CONDO

APPROVED

2025 ANNUAL BUDGET

January 1, 2025 to December 31, 2025

	BUDGET
05010 Assessments	\$346,220.00
05012 Reserve Assessment	\$42,861.00
05050 Late Fees	\$400.00
05090 Keys	\$150.00
05091 Parking Decals	\$275.00
05110 Bank Interest Paid-Oper/M/M Ac	\$5.00
05130 Bank Interest Reserves	\$15.00
05150 Laundry Income	\$6,000.00
Income Total	<u>\$395,926.00</u>
Expense	
06020 Postage & Printing	\$1,500.00
06021 Mailers	\$240.00
06030 Accounting/Tax Return	\$3,275.00
06040 Storage	\$230.00
06070 Annual Corporate Report	\$62.00
06080 State Fees	\$500.00
06200 Administrative Expense	\$260.00
06335 Legal - Prof Services	\$1,200.00
06340 Management Fees	\$12,365.00
06350 Bank Charges	\$310.00
06360 Licenses & Permits	\$500.00
Administrative	<u>\$20,442.00</u>
06910 Lawn Maintenance	\$3,600.00
06930 Janitorial - Common Areas	\$37,500.00
06970 Fire Alarm Monitoring	\$324.00
06980 Pool Service	\$1,552.00
06992 Elevator Maintenance	\$8,976.00
Contract Services	<u>\$51,952.00</u>
07000 Landscape Replacement	
07020 Tree Trimming	\$1,300.00
07033 Janitorial Trash Removal	\$200.00
07070 Contingencies	\$1,800.00
07093 Elevator Repairs	\$2,000.00
07094 Elevator Inspec/Phones	\$2,000.00
07110 General Repairs	\$2,000.00
07114 Plumbing Repairs	\$1,000.00
07115 Electrical Repairs	\$1,000.00
07122 Gate Openers/Keys	\$580.00
07125 Locksmith	\$280.00
07160 Maintenance Supplies	\$1,020.00
07172 Fire Alarm Inspections	\$2,000.00
07174 Fire Equipment Maintenance	\$500.00
07175 Fire Alarm Repairs	\$600.00
07190 Pest Control	\$2,400.00
R&M	<u>\$18,680.00</u>
07500 Electricity	\$16,379.00
07520 Water & Sewer	\$44,960.00
07550 Waste Services	\$32,900.00
07570 Telephone	\$2,760.00
Utilities	<u>\$96,999.00</u>
08000 Inusurance	\$159,034.00
08040 Flood Insurance	\$5,958.00
Insurance	<u>\$164,992.00</u>
Reserves	<u>\$42,861.00</u>
Total All Expenses	<u>\$395,926.00</u>

GOLFVIEW CLUB CONDO

RESERVE SCHEDULE

January 1, 2025 to December 31, 2025

Structural Integrity Reserve Fund - Cash Flow Method (Pooled Funding)

*Baseline Funding Plan

No.	Component Item	Replacement Cost	Useful Life	Remaining Useful Life	Fully Funded Balance
Building Structure & Envelope (SIRS)					
101	Roofing; Low Sloped w/ Appurtenances	\$270,000	20	20	\$0
101	Exterior Painting & Waterproofing	\$70,000	10	10	\$0
103	Exterior Metal Doors	\$21,500	40	5	\$18,813
104	Structural Recertification Repairs	\$85,000	20	20	\$0
Building Structure & Envelope (SIRS) Subtotal:		\$446,500			\$18,813

Electrical, Plumbing, Fire Protections (SIRS)					
201	Electrical; Primary Electrical Equip.	\$38,000	50	7	\$32,680
202	Electrical; Subpanels & Disconnects	\$23,000	50	7	\$19,780
203	Electrical; Unit Distribution Equip.	\$130,000	60	17	\$93,167
204	Generator; Standby Diesel 125 KW	\$54,500	50	10	\$43,600
205	Generator; Transfer Switches	\$10,000	50	10	\$8,000
206	Fire Pump; Motor 50 HP	\$20,000	30	22	\$5,333
207	Fire Pump; Controller	\$14,000	30	8	\$10,267
208	Fire Sprinklers, Trash Chute; Repair/Rpl	\$16,000	30	5	\$13,333
209	Backflow Preventor, Fire Suppression	\$4,500	30	16	\$2,100
210	Fire Alarm; Control Panel & Components	\$5,000	25	10	\$3,000
211	Fire Alarm System Devices	\$26,000	25	10	\$15,600
Electrical, Plumbing, Fire Protections (SIRS) Subtotal:		\$341,000			\$246,860

Combined SIRS Components Fully Funded Total: \$265,673

Pooled SIRS Components YE Reserve Starting Balance: \$84,808

2025 (YR1) Contribution: \$38,192

SIRS Components Projected Reserve Balance End of Budget Year: \$123,000

SIRS Components Projected Percent Funded End of Budget Year: 46%

OTHER RESERVE COMPONENTS

Items	Replacement Cost	Projected Current YE Reserves	Fundable Reserve	Remaining Life (years)	Annual Contribution	Monthly Reserve Contribution
04015 Elevator	\$150,000.00	\$28,916.91	\$121,083.09	33	\$3,669.18	\$305.77
04025 Water Pump	\$6,000.00	\$6,000.00	\$0.00	15	\$0.00	\$0.00
04035 General Reserves	\$10,000.00	\$0.00	\$10,000.00	10	\$1,000.00	\$83.33
04050 Resurfacing (Pavement)	\$6,000.00	\$6,000.00	\$0.00	1	\$0.00	\$0.00
Totals	\$172,000.00	\$40,916.92	\$131,083.08		\$4,669.18	\$389.10

Total SIRS & Other Components Reserve Contribution: \$42,861.00 (rounded)

*SCHEDULE OF MAINTENANCE FEES - JANUARY TO APRIL 2025

# Of Units	%	Monthly Assessment p/ Unit	Jan - Apr Assessment p/ Unit	Jan - Apr Combined Assessment All Units	Monthly p/ Unit (rounded)
42	0.0117	\$324.04	\$1,296.16	\$54,438.72	\$324.00
7	0.012	\$332.34	\$1,329.36	\$9,305.52	\$332.00
6	0.0176	\$487.44	\$1,949.76	\$11,698.56	\$487.00
1	0.0178	\$492.98	\$1,971.92	\$1,971.92	\$493.00
18	0.0143	\$396.04	\$1,584.16	\$28,514.88	\$396.00
3	0.0146	\$404.35	\$1,617.40	\$4,852.20	\$404.00
77				\$110,781.80	

*SCHEDULE OF MAINTENANCE FEES - MAY TO DECEMBER 2025

# Of Units	%	Monthly Assessment p/ Unit	May - Dec Assessment p/ Unit	May - Dec Assessment All Units + Variance	Monthly p/ Unit (rounded)
42	0.0117	\$379.35	\$3,034.83	\$136,755.68	\$379.00
7	0.012	\$389.08	\$3,112.65	\$23,377.28	\$389.00
6	0.0176	\$570.65	\$4,565.22	\$29,388.39	\$571.00
1	0.0178	\$577.14	\$4,617.09	\$4,953.72	\$577.00
18	0.0143	\$463.65	\$3,709.24	\$71,634.57	\$464.00
3	0.0146	\$473.38	\$3,787.06	\$12,189.55	\$473.00
77				\$278,299.20	

(42 Units) 101-601, 102-602, 103-603, 104-604, 105-605, 106-606, and 107-607
 (7 Units) 701, 702, 703, 704, 705, 706, and 707
 (6 Units) 108, 208, 308, 408, 508, and 608
 (1 Unit) 708
 (18 Units) 109-609, 110-610, and 111-611
 (3 Units) 709, 710, and 711

2024	2023	2022
\$324	\$288	\$269
\$332	\$295	\$276
\$487	\$433	\$405
\$493	\$438	\$410
\$396	\$352	\$329
\$404	\$359	\$336
PRIOR YEAR COMPARISON		