

Calusa Point Association, Inc.					
APPROVED Budget For Fiscal Year From January 1st. through December 31st. 2025					
		2024 Approved Budget Monthly	2024 Approved Budget Annual	2025 Approved Budget Monthly	2025 Approved Budget Annual
Income	1001 · Maintenance Income	\$ 58,028.67	\$ 696,344.00	\$ 59,997.88	\$ 719,974.52
	1009. Reserve Income	\$ 20,062.50	\$ 240,750.00	\$ 20,833.33	\$ 250,000.00
Total Income		\$ 78,091.17	\$ 937,094.00	\$ 80,831.21	\$ 969,974.52
Expenses	2000 · OPERATING EXPENSES				
	2001 · Property Management Fee	\$ 4,511.87	\$ 54,142.40	\$ 4,737.46	\$ 56,849.52
	2002 · Printing & Reproduction	\$ 208.33	\$ 2,500.00	\$ 458.33	\$ 5,500.00
	2003 · Postage and Delivery	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
	2004. Insurance Expense	\$ 3,083.33	\$ 37,000.00	\$ 3,666.67	\$ 44,000.00
	2005. Filing Fees (Sunbiz)	\$ 8.33	\$ 100.00	\$ 8.33	\$ 100.00
	2006 . License & Permits	\$ 41.67	\$ 500.00	\$ 41.67	\$ 500.00
	2007 . Bank Service Charge	\$ 50.00	\$ 600.00	\$ 22.92	\$ 275.00
	2008 · Legal Fees	\$ 1,250.00	\$ 15,000.00	\$ 1,250.00	\$ 15,000.00
	2009 . Banking Supplies	\$ 175.00	\$ 2,100.00	\$ 166.67	\$ 2,000.00
	2011 · Professional Fees / Building Permits	\$ 250.00	\$ 3,000.00	\$ 125.00	\$ 1,500.00
	2013 . Bad Debt	\$ 791.67	\$ 9,500.00	\$ 625.00	\$ 7,500.00
	2014. Reimbursed Expense			\$ 125.00	\$ 1,500.00
	2019. Signage	\$ 83.33	\$ 1,000.00	\$ 125.00	\$ 1,500.00
	2029 . Transponders	\$ 166.67	\$ 2,000.00	\$ 150.00	\$ 1,800.00
	2032. Audit & Tax Return	\$ 458.33	\$ 5,500.00	\$ 458.33	\$ 5,500.00
	2033. Reserve Study	\$ 416.67	\$ 5,000.00	\$ -	
Total 2000 · OPERATING EXPENSES		\$ 11,620.20	\$ 139,442.40	\$ 12,085.38	\$ 145,024.52
	3000 · MAINTENANCE & REPAIRS				
	3001 . Landscaping	\$ 6,900.00	\$ 82,800.00	\$ 6,833.33	\$ 82,000.00
	3002 . Tree Trimming	\$ 3,750.00	\$ 45,000.00	\$ 3,000.00	\$ 36,000.00
	3003 . Pressure Cleaning	\$ 416.67	\$ 5,000.00	\$ 416.67	\$ 5,000.00
	3005 . Electrical Repairs	\$ 1,250.00	\$ 15,000.00	\$ 458.33	\$ 5,500.00
	3009 . Janitorial & Custodial	\$ 1,516.67	\$ 18,200.00	\$ 1,791.67	\$ 21,500.00
	3010 . Bulk Trash	\$ 125.00	\$ 1,500.00	\$ 83.33	\$ 1,000.00
	3011 . Pool Maintenance	\$ 666.67	\$ 8,000.00	\$ 750.00	\$ 9,000.00
	3012 . Pool Repairs	\$ 125.00	\$ 1,500.00	\$ 166.67	\$ 2,000.00
	3007 . Plumbing Repairs / Storm Drains	\$ 375.00	\$ 4,500.00	\$ 375.00	\$ 4,500.00
	3013 . General Repairs/Common areas/Cabana	\$ 1,666.67	\$ 20,000.00	\$ 541.67	\$ 6,500.00
	3014 . Janitorial / Maintenance Supplies	\$ 208.33	\$ 2,500.00	\$ 125.00	\$ 1,500.00
	3015 . A/C Repairs	\$ 41.67	\$ 500.00	\$ 125.00	\$ 1,500.00
	3016 . Keys & Locksmith	\$ 33.47	\$ 401.60	\$ 50.00	\$ 600.00
	3018 . Security Services	\$ 18,916.67	\$ 227,000.00	\$ 21,708.33	\$ 260,500.00
	3019 . Gate & System Control Repairs	\$ 500.00	\$ 6,000.00	\$ 541.67	\$ 6,500.00
	3020 . Security Cameras & Equipment	\$ 125.00	\$ 1,500.00	\$ 125.00	\$ 1,500.00
	3021 . Resident Gate List Software	\$ 125.00	\$ 1,500.00	\$ 375.00	\$ 4,500.00
	3022 . Pest Control	\$ 125.00	\$ 1,500.00	\$ 333.33	\$ 4,000.00
	3023 . Fertilization	\$ 1,333.33	\$ 16,000.00	\$ 1,333.33	\$ 16,000.00
	3025 . Irrigation Repairs	\$ 1,041.67	\$ 12,500.00	\$ 1,375.00	\$ 16,500.00
	3027 . Playground	\$ 83.33	\$ 1,000.00	\$ 83.33	\$ 1,000.00
	3029 . Landscape Improvements	\$ 3,333.33	\$ 40,000.00	\$ 3,070.83	\$ 36,850.00
	3032. Golf Cart Repairs			\$ 166.67	\$ 2,000.00
Total 3000 · MAINTENANCE & REPAIRS		\$ 42,658.47	\$ 511,901.60	\$ 43,829.17	\$ 525,950.00
	4000 . Utilities				
	4001 . Water & Sewer	\$ 500.00	\$ 6,000.00	\$ 416.67	\$ 5,000.00
	4002 . FPL	\$ 3,000.00	\$ 36,000.00	\$ 3,333.33	\$ 40,000.00
	4003 . Telephone (Alarm Panel)	\$ 250.00	\$ 3,000.00	\$ 333.33	\$ 4,000.00
Total 4000 · UTILITIES		\$ 3,750.00	\$ 45,000.00	\$ 4,083.33	\$ 49,000.00
		\$ 20,062.50	\$ 240,750.00	\$ 20,833.33	\$ 250,000.00
Total Expenses		\$ 78,091.17	\$ 937,094.00	\$ 80,831.21	\$ 969,974.52
		\$ -	\$ -	\$ -	\$ -

Disclosures for 2025 Budget: Income based on 274 units at \$295.00 per unit per month.

2024 Maint.	2025 Maint.	Increase
\$ 285.00	\$ 295.00	\$ 10.00

Reserve schedule for 2025:

	Est. Usefull lil	Years Left		Replacement Cost	Bal. 12/31/24	Annually
Streets/Asphalt	20	14	\$	950,000.00	\$ 200,000.00	\$ 53,571.43
Painting	10	2	\$	700,000.00	\$ 343,000.00	\$ 178,500.00
Roofs	20	5	\$	65,000.00	\$ 52,417.29	\$ 2,516.54
Landscape	15	9	\$	120,000.00	\$ 100,000.00	\$ 2,222.22
Pool & Courts	25	7	\$	300,000.00	\$ 240,000.00	\$ 8,571.43
Equipment	15	8	\$	60,000.00	\$ 52,000.00	\$ 1,000.00
Additional	15	7	\$	300,000.00	\$ 275,000.00	\$ 3,571.43
TOTAL			\$	2,495,000.00	\$ 1,262,417.29	\$ 249,953.05