

Fiore at the Gardens Condominium Association, Inc.
2025 Proposed Budget

	Budget	Proposed
	2024	2025 Budget
Income		
4000 Maintenance Income	1,482,710.68	1,482,710.68
4012 Special Assessment Income	-	-
4041 Cable Income	6,600.00	-
4050 Rental Income	10.00	-
4100 Late Fees	2,000.00	2,000.00
4150 Interest on Assessments	1,000.00	-
4300 Returned Check Fees	100.00	100.00
4400 Violation Fines	1,000.00	-
4500 Application/Screening Fees	2,500.00	2,500.00
4615 Gate Clicker/Transponder	3,000.00	3,000.00
4900 Comm Water & Energy Income	140,000.00	140,000.00
4901 Misc Income	2,000.00	-
4902 Lawsuit Settlement	100.00	-
4910 Pool Keys	150.00	150.00
4911 Storage	3,000.00	3,000.00
4930 Prior Year Surplus		200,000.00
4950 Operating Interest Income	6,000.00	4,000.00
Total Income	1,650,170.68	1,837,460.68

	Budget	Proposed
	2024	2025 Budget
Expense		
5000 Administrative Tags, Labels, Keys	1,000.00	1,000.00
5010 Office Supplies & Expenses	8,000.00	12,000.00
5022 Mailing to Unit Owners	6,000.00	6,000.00
5110 Background Checks	450.00	450.00
5120 Bank Charges	100.00	500.00
5140 Licenses, Taxes, Fees & Permits	1,000.00	1,000.00
5150 Annual Condo Fees	100.00	100.00
5190 Contingency	2,000.00	2,000.00
5200 Prof/Audit/Tax Returns	7,000.00	10,500.00
5300 Legal Fees	8,000.00	8,000.00
5450 Engineering Fees	5,000.00	5,000.00
5500 Inspection Fees	3,000.00	3,000.00
5600 Bad Debt Expense	2,000.00	2,000.00
5700 Management Service	206,560.44	236,560.44
5900 Insurance	625,503.27	390,000.00
Administrative Expenses Total	875,713.71	678,110.44

6000 Electricity	38,000.00	38,000.00
6200 Water & Sewer	122,000.00	125,000.00
6300 Telephone/Internet	11,000.00	12,000.00
6600 Dumpster/Waste Management	8,000.00	10,000.00
Utilities Total	179,000.00	185,000.00

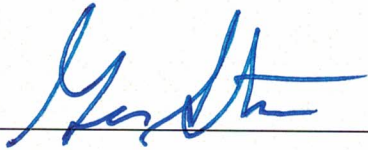
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Income	Budget 2024	Proposed 2025 Budget
7000 Lawn Service - Common	80,000.00	85,000.00
7010 Landscaping - New Plants	6,000.00	10,000.00
7040 Mulch/Soil	15,000.00	15,000.00
7130 Tree Trimming & Removal	20,000.00	25,000.00
7210 Irrigation Repairs & Maintenance	10,000.00	10,000.00
7220 Irrigation Supplies	1,000.00	1,000.00
7310 Wetland Maintenance	14,000.00	14,000.00
7415 R&M - Services - Pressure Washing	36,000.00	36,000.00
7455 Playground/Recreation Area	3,000.00	3,000.00
7505 Misc Repair & Maintenance	40,000.00	75,000.00
7510 R&M - Exterior Lighting	2,000.00	2,000.00
7740 Social Committee	2,000.00	2,000.00
7750 Special Projects - Holiday Lighting	7,000.00	7,000.00
7910 Compactor Rental	6,000.00	6,000.00
7950 Pest Control	22,000.00	22,000.00
Grounds Maintenance Total	264,000.00	313,000.00
8000 Security Service	21,000.00	21,000.00
8094 R&M - Equipment Security Cameras	3,500.00	3,500.00
8140 Gate Operating System	5,000.00	5,000.00
8144 R&M - Entry Gate	3,000.00	3,000.00
Security Total	32,500.00	32,500.00
8400 Building Repair & Maintenance	9,000.00	30,000.00
8405 R&M - Electrical	6,000.00	6,000.00
8406 R&M - Plumbing	6,000.00	6,000.00
8408 R&M - Locks & Keys	2,000.00	2,000.00
8411 R&M - Roof	3,000.00	3,000.00
8415 Exterior Signage Supplies	3,000.00	3,000.00
8425 Cleaning Supplies	8,000.00	8,000.00
8428 Janitorial Service	30,000.00	32,000.00
8443 R&M - Air Conditioning	3,000.00	3,000.00
8459 Fire Monitoring	5,000.00	5,000.00
8461 R&M - Fire Alarm Monitoring	20,000.00	28,000.00
8498 R&M - Golf Cart	1,500.00	1,500.00
8550 R&M - Clubhouse	2,000.00	2,000.00
8620 Pool Supplies & Expense	8,000.00	8,000.00
8650 R&M - Cabana Pool	20,000.00	25,000.00
8651 R&M - Pool Repairs	3,000.00	3,000.00
8655 Pool Fence & Gate Repairs	2,000.00	2,000.00
8661 Pool/Grill Gas	1,500.00	1,500.00
8700 Fitness Center	2,000.00	2,000.00
8735 R&M - Exercise Equipment	2,000.00	2,000.00
8760 Contingency Fund		110,083.31
Facilities Total	137,000.00	283,083.31

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Income	Budget	Proposed
	2024	2025 Budget
9090 Reserves-Deferred Maintenance	9,158.84	-
9100 Reserves-Roof Replacement	50,299.88	85,761.48
9150 Reserves-Structure/Concrete	-	58,338.02
9200 Reserves-Painting & Waterproofing	36,049.49	104,321.70
9300 Reserves-Paving & Resurfacing	13,191.88	46,376.90
9510 Reserves-A/C Systems	942.66	1,097.34
9530 Reserves-Fire Safety	11,190.95	13,049.44
9540 Reserves - Doors		7,692.31
9550 Reserves - Plumbing		4,000.00
9560 Reserves - Electrical		18,275.86
9630 Reserves-Pool	41,123.27	6,853.88
Reserves Total	161,956.97	345,766.93
Total Expenses	1,650,170.68	1,837,460.68

Approved Budget _____



Date _____

Dec 10 2024

Fiore At The Gardens - 2025 Budget Proposed Reserve Schedule

FULL FUNDING

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)	Accumulated Balance Est 12/31/24	Additional Reserve Funding Thru Year End	Total Reserves Thru Year End	Estimated Expenses Thru Year End	Balance To Be Funded	Annual Contribution	Remarks	Funding Percentage
3100	Roof (SIRS)	\$1,801,048.00	25	17	\$343,102.77	\$0.00	\$343,102.08	\$0.00	\$1,457,945.23	\$85,761.48		
3200	Painting (SIRS)	\$771,177.00	8	5	\$249,568.49	\$0.00	\$249,568.49	\$0.00	\$521,608.51	\$104,321.70		
3300	Paving/Driveway	\$686,000.00	25	10	\$222,231.00	\$0.00	\$222,231.00	\$0.00	\$463,769.00	\$46,376.90		
3510	AC Systems	\$31,000.00	10	1	\$29,902.66	\$0.00	\$29,902.66	\$0.00	\$1,097.34	\$1,097.34		
3630	Pool	\$366,578.00	10	6	\$325,454.74	\$0.00	\$325,454.74	\$0.00	\$41,123.26	\$6,853.88		
3530	Fire Safety System (SIRS)	\$357,500.00	25	11	\$213,956.21	\$0.00	\$213,956.21	\$0.00	\$143,543.79	\$13,049.44		
	Concrete Restoration (SIRS)	\$525,000.00	10	7	\$0.00	\$0.00	\$0.00	\$0.00	\$525,000.00	\$75,000.00		
	Plumbing / Backflow (SIRS)	\$60,000.00	20	15	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$4,000.00		
	Doors - Single (SIRS) Electrical	\$100,000.00	34	13	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$7,692.31		
	Svc/Modernization (SIRS)	\$530,000.00	50	29	\$0.00	\$0.00	\$0.00	\$0.00	\$530,000.00	\$18,275.86		
3090	Deferred Maintenance	\$0.00	0	0	\$116,633.84	\$0.00	\$116,633.84	\$0.00	\$0.00	\$0.00	Vote of Owners to Move to Conc Rest	
	Totals	\$5,228,303.00			\$1,500,849.71	\$0.00	\$1,500,849.02	\$0.00	\$3,844,087.13	\$362,428.91		

**FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.
Monthly Assessments**

2024 Annual Maintenance Fees \$1,482,711 1,482,710.16
 2025 Annual Maintenance Fees 1,482,710.00 1,482,710.68
 \$1,482,710

Unit Type	Percentage	# of Units	2024		2024 Monthly Total by Unit Type	Proposed 2025		2025 Increase Per Unit Per Month	2024 Monthly Total by Unit Type
			Monthly Fees Per Unit	Monthly Fees Per Unit		Monthly Fees Per Unit	Monthly Fees Per Unit		
01	0.002916881	24	\$360.41	\$360.41	\$8,649.78	\$360.41	(\$0.00)	\$8,649.78	
02	0.002932437	6	\$362.33	\$362.33	\$2,173.98	\$362.33	(\$0.00)	\$2,173.98	
03	0.003336911	24	\$412.31	\$412.31	\$9,895.35	\$412.31	(\$0.00)	\$9,895.34	
04	0.002376285	20	\$293.61	\$293.61	\$5,872.24	\$293.61	\$0.00	\$5,872.24	
05	0.002407399	4	\$297.46	\$297.46	\$1,189.83	\$297.46	(\$0.00)	\$1,189.82	
06	0.002407399	20	\$297.46	\$297.46	\$5,949.13	\$297.46	(\$0.00)	\$5,949.12	
07	0.00333137	16	\$436.33	\$436.33	\$6,981.33	\$436.33	\$0.00	\$6,981.33	
08	0.004110857	32	\$507.93	\$507.93	\$16,253.90	\$507.93	\$0.00	\$16,253.89	
09	0.004281981	6	\$529.08	\$529.08	\$3,174.47	\$529.08	(\$0.00)	\$3,174.47	
10	0.004110857	6	\$507.93	\$507.93	\$3,047.61	\$507.93	\$0.00	\$3,047.60	
11	0.004480329	6	\$553.59	\$553.59	\$3,321.52	\$553.59	(\$0.00)	\$3,321.51	
12	0.004211976	12	\$520.43	\$520.43	\$6,245.14	\$520.43	(\$0.00)	\$6,245.14	
13	0.004639785	12	\$573.29	\$573.29	\$6,879.46	\$573.29	(\$0.00)	\$6,879.46	
14	0.004538666	32	\$560.79	\$560.79	\$17,945.41	\$560.79	\$0.00	\$17,945.40	
15	0.00451922	4	\$558.39	\$558.39	\$2,233.57	\$558.39	\$0.00	\$2,233.56	
16	0.004573669	18	\$565.12	\$565.12	\$10,172.14	\$565.12	(\$0.00)	\$10,172.14	
17	0.005009256	18	\$618.94	\$618.94	\$11,140.92	\$618.94	(\$0.00)	\$11,140.91	
18	0.004973694	4	\$608.37	\$608.37	\$2,433.47	\$608.37	(\$0.00)	\$2,433.47	
		264			\$123,559.22		0.0%	\$123,559.17	

1,482,710.68