

The Cortez Condominium Association, Inc. 2025 Budget Worksheet				
Account	Description	Proposed 2025 Budget	Assumption Notes:	
Operating Accounts				
Income Accounts				
Income				
40-4010-00	Regular Quarterly Assessments			
	Sailfish	\$0.00	3.3444% share per unit. 0 units paying \$2032.02 for Quarter 1, \$3827.43/quarter for Quarters 2, 3, & 4. Total annual dues per unit: \$13,513.31	
	Swordfish	\$162,454.29	3.3503% share per unit. 12 units paying \$2035.56 for Quarter 1, \$3834.10/quarter for Quarters 2, 3, & 4. Total annual dues per unit: \$13,537.86	
	Marlin	\$52,266.15	3.2336% share per unit. 4 units paying \$1964.70 for Quarter 1, \$3700.61/quarter for Quarters 2, 3, & 4. Total annual dues per unit: \$13,066.54	
	Developer Contribution	\$189,365.20	Quarterly developer contribution for unsold units. Developer responsible for unfunded expenses. As of 2/5/25, 7 Sailfish units remain unsold & 7 Swordfish units remain unsold.	
40-4055-00	Interest Income - Operating	\$0.00		
Income Accounts Total		\$404,085.64		
Expense Accounts				
General & Administrative				
50-5002-00	Annual Corp. Report	\$297.50	Paid to The CAM Team for filing with FL state.	
50-5003-00	Fees to the Division	\$120.00	Paid to DBPR for annual dues @ \$4/unit.	
50-5006-00	Management Contract	\$14,400.00	The CAM Team paid \$1200.00/month.	
50-5020-00	Insurance - Flood	\$78,352.00		
50-5021-00	Insurance - Condo Pkg	\$73,540.00		
50-5022-00	Insurance - Other	\$20,625.00	Fee of \$5.00/payment for payment processing with IPFS. Additional \$19,980.00 budgeted to reimburse John Youngblood for insurance.	
50-5050-00	Office Supplies	\$250.00	Based on prior years costs	
Landscape & Marina Maintenance				
60-6005-00	Landscape Maintenance Contract	\$29,781.96	Bold City Greenworks paid \$2481.83/month.	
60-6014-00	Irrigation R&M	\$500.00		
60-6050-00	Lake Maintenance	\$3,600.00	Estimated \$300.00/month, per CAM.	
60-6070-00	Marina Maintenance	\$7,200.00	Based on anticipated costs of pressure washing & maintenance/repair.	
Building Maintenance				
62-6204-00	Building R&M	\$30,035.27		
62-6214-00	Pest Control	\$3,900.00	Bug Mechanix Pest Control.	
Pool Maintenance				
65-6515-00	Pool Contract	\$24,000.00	Professional Pool Service of N. FL paid \$2000.00/month.	
Utilities				
70-7005-00	Electric	\$15,600.00	Estimated annual cost for pond & pool.	
70-7008-00	Comcast	\$480.00	Estimated cost of \$40.00/month with Comcast for pool emergency phone line.	
70-7010-00	Water and Irrigation	\$1,800.00		
70-7012-00	Sewer	\$3,600.91		
Reserves				
80-8010-00	General Reserve Contribution	\$96,003.00	Contribution based on 2025 Reserve Study.	
Expense Accounts Total		\$404,085.64		
Operating Accounts Net		\$0.00		

Approved 4.17.25 a.c.