

Association: **Links Condominium Association**

Budget Year: **Approved 2025 budget**

Number of Doors: **200**

Dollar per door management fee:

Flat Annual Management fee:

This budget is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs may exceed the estimated costs. Guardian Association Management (GAM) seeks to ensure that all content and information published by GAM is current and accurate; however, GAM does not warrant, or assume any legal liability or responsibility for, the accuracy, completeness or usefulness of any information presented herein.

ESTIMATED INCOME FOR THE ASSOCIATION:	2025		
	Assessments		
	Annual	Quarterly	Monthly
Assessments	\$ 913,143.25	\$ 228,285.81	\$ 76,095.27
Other	-	-	-
TOTAL ESTIMATED INCOME:	913,143.25	228,285.81	76,095.27

ESTIMATED EXPENSES FOR THE ASSOCIATION:	2024					
	ADMINISTRATION OF THE ASSOCIATION	Percentage of Budget	Approved Budget	Estimated Year end		
Accounting						
Tax Preparation	\$ 250.00	\$ 62.50	\$ 20.83	0.03%	\$ 250.00	\$ 250.00
Audit	\$ 8,195.00	\$ 2,048.75	\$ 682.92	0.90%	\$ 8,195.00	\$ 8,195.00
Insurance	\$ 22,686.00	\$ 5,671.50	\$ 1,890.50	2.48%	\$ 22,686.00	\$ 22,686.00
Legal Fees						
Legal Fees-Owners		\$ -	\$ -	0.00%		\$ 7,000.00
Legal Fees Association	\$ 2,000.00	\$ 500.00	\$ 166.67	0.22%	\$ 2,000.00	\$ 21,000.00
Ameris Loan						
Loan Princip (Insurance)	\$ 130,000.00	\$ 32,500.00	\$ 10,833.33	14.24%	\$ 159,280.46	\$ 61,089.96
Loan Interest		\$ -	\$ -	0.00%		
Management Fee	\$ 36,600.00	\$ 9,150.00	\$ 3,050.00	4.01%	\$ 36,600.00	\$ 36,600.00
Reserve Study	\$ 6,100.00	\$ 1,525.00	\$ 508.33	0.67%	\$ 6,100.00	\$ 6,100.00
Office Expenses	\$ 6,000.00	\$ 1,500.00	\$ 500.00	0.66%	\$ 6,000.00	\$ 6,000.00
Annual Report Fee	\$ 61.25	\$ 15.31	\$ 5.10	0.01%	\$ 61.25	\$ 61.25
State Condo Fee	\$ 800.00	\$ 200.00	\$ 66.67	0.09%	\$ 800.00	\$ 800.00
Uncollectable Assessment Fees	\$ 10,000.00	\$ 2,500.00	\$ 833.33	1.10%	\$ -	\$ -
Landscape and Maintenance						
Trees & Palm Tree Timming	\$ 10,000.00	\$ 2,500.00	\$ 833.33	1.10%	\$ 6,000.00	\$ 15,000.00
Lawn Maintenance	\$ 65,340.00	\$ 16,335.00	\$ 5,445.00	7.16%	\$ 67,740.00	\$ 65,340.00
Bushes/Shrubs/Replacements	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -
Weeds and Fert	\$ 7,000.00	\$ 1,750.00	\$ 583.33	0.77%	\$ 7,000.00	\$ 6,492.00
Termite	\$ 4,790.00	\$ 1,197.50	\$ 399.17	0.52%	\$ 4,790.00	\$ 4,790.00
Critter Control	\$ 4,000.00	\$ 1,000.00	\$ 333.33	0.44%	\$ 5,000.00	\$ 4,000.00
Irrigation	\$ 8,000.00	\$ 2,000.00	\$ 666.67	0.88%	\$ 12,000.00	\$ 4,500.00
Irrigation Supplies	\$ 5,000.00	\$ 1,250.00	\$ 416.67	0.55%	\$ 5,000.00	\$ 3,500.00
Maintenance Supplies	\$ 4,000.00	\$ 1,000.00	\$ 333.33	0.44%	\$ 4,000.00	\$ 12,000.00
Mulch	\$ 10,000.00	\$ 2,500.00	\$ 833.33	1.10%	\$ 10,000.00	\$ 3,000.00
Landscape Improvements	\$ 25,000.00	\$ 6,250.00	\$ 2,083.33	2.74%	\$ 25,000.00	\$ 22,000.00
Water Feature	\$ 3,000.00	\$ 750.00	\$ 250.00	0.33%	\$ 3,000.00	\$ 12,200.00
Pressure Washing	\$ 24,000.00	\$ 6,000.00	\$ 2,000.00	2.63%	\$ 24,000.00	\$ 3,600.00
Recreaton Common Area						
Maintenance Not Budgeted	\$ 25,000.00	\$ 6,250.00	\$ 2,083.33	2.74%	\$ 25,000.00	\$ 61,000.00
Club House Fitness Cable	\$ 240.00	\$ 60.00	\$ 20.00	0.03%	\$ 240.00	\$ 240.00
Club House Maintenance	\$ 2,000.00	\$ 500.00	\$ 166.67	0.22%	\$ 2,000.00	\$ 2,200.00
Janitorial Services	\$ 7,000.00	\$ 1,750.00	\$ 583.33	0.77%	\$ 7,000.00	\$ 8,000.00
On-Site Maintenance	\$ 54,000.00	\$ 13,500.00	\$ 4,500.00	5.91%	\$ 50,000.00	\$52,000
Electricity	\$ 45,000.00	\$ 11,250.00	\$ 3,750.00	4.93%	\$ 45,000.00	\$ 37,000.00
Water	\$ 5,800.00	\$ 1,450.00	\$ 483.33	0.64%	\$ 5,800.00	\$ 5,185.00
Pool Service Contract	\$ 8,400.00	\$ 2,100.00	\$ 700.00	0.92%	\$ 8,400.00	\$ 8,400.00

due Jan 1/ 2025

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Pool Permit	\$ 291.00	\$ 72.75	\$ 24.25	0.03%	\$ 291.00	\$ 290.35
Fitness Equipment Maintenance	\$ 300.00	\$ 75.00	\$ 25.00	0.03%	\$ 300.00	\$ 300.00
Gutter Maintenance	\$ 10,000.00	\$ 2,500.00	\$ 833.33	1.10%	\$ 10,000.00	\$ 9,000.00
Interior Pest Control	\$ 6,000.00	\$ 1,500.00	\$ 500.00	0.66%	\$ 6,000.00	\$ 6,000.00
Trash Removal/Recycling	\$ 22,590.00	\$ 5,647.50	\$ 1,882.50	2.47%	\$ 20,000.00	\$ 21,111.00
Compactor Rental	\$ 6,300.00	\$ 1,575.00	\$ 525.00	0.69%	\$ 6,000.00	\$ 6,200.00
Dryer vent/A/C	\$ 18,400.00	\$ 4,600.00	\$ 1,533.33	2.02%	\$ 15,000.00	\$ 15,000.00
Total Operating:	\$ 604,143.25	\$ 151,035.81	\$ 50,345.27	66.16%	\$ 616,533.71	\$ 558,130.56
Reserves (See schedule):	\$309,000.00	\$ 77,250.00	\$ 25,750.00	33.84%	\$223,000.00	\$ 223,000.00
Total Funds to be assessed to all Homeowners:	\$ 913,143.25	\$ 228,285.81	\$ 76,095.27	100.00%	\$ 839,533.71	\$ 781,130.56

RESERVE EXPENSES

	Estimated Life	2023 Remaining Life	Replacement Cost	2024 Year end	\$2,025.00
Pooled	0	0		\$ 1,269,825.00	\$ 309,000.00
Totals	0	0	\$ -	\$ 1,269,825.00	\$ 309,000.00

Unit Monthly Assessments:

Plan #	Unit Type	Number of Units	SF	Total SF	Share per Unit	Share by Unit Type	2025 Monthly Condo Fee	2024 Monthly Condo Fee
A	1BR End Up	9	1,008	9,072	0.42%	0	\$ 320.93	\$ 295.06
B	1BR End Down	9	895	8,055	0.37%	0	\$ 284.95	\$ 261.98
C	1BR Interior Up	9	965	8,685	0.40%	0	\$ 307.24	\$ 282.47
D	1BR Interior Down	9	870	7,830	0.36%	0	\$ 276.99	\$ 254.66
E	1BR Carriage House - Detached	7	1,002	7,014	0.42%	0	\$ 319.02	\$ 293.30
F	1BR Carriage House - Attached	5	1,002	5,010	0.42%	0	\$ 319.02	\$ 293.30
G	2BR Up	47	1,250	58,750	0.52%	0	\$ 397.98	\$ 365.90
H	2BR Down	47	1,134	53,298	0.47%	0	\$ 361.05	\$ 331.94
I	3BR Interior Up	17	1,454	24,718	0.61%	0	\$ 462.93	\$ 425.61
J	3BR Interior Down	17	1,369	23,273	0.57%	0	\$ 435.87	\$ 400.73
K	3BR End Up	12	1,431	17,172	0.60%	0	\$ 455.61	\$ 418.88
L	3BR End Down	12	1,344	16,128	0.56%	0	\$ 427.91	\$ 393.41
Totals		200	13,724	239,005	5.74%	1	\$ 76,095.27	\$ 69,960.87
						Total Annual	\$ 913,143.25	\$ 839,530.44