

Turtle Lake Golf Colony Association, Inc.
PROPOSED 2024 BUDGET
For the Period January 1, 2024 to December 31, 2024
442 Units

		2024
		PROPOSED
		BUDGET
	INCOME	
4000	Member Assessments	2,178,715.00
4001	Sales Application Fees	4,000.00
4002	Lease Application Fees	30,800.00
4003	Late Fees	4,500.00
4006	Laundry Income	100,000.00
4007	Laundry Interest Income	-
4008	Operating Interest Earned	-
4009	Miscellaneous Income	1,000.00
4014	Estoppel Fees All Bldgs.	12,000.00
4016	Badge Account Income	3,000.00
4017	Late Appl. Processing Fee	2,000.00
4019	Key Income	2,000.00
4020	Reserve Assessments	475,000.00
	Total Income	2,813,015.00
	OPERATING EXPENSES	
	Building Maintenance	
5000	Building Maint. & Supply	19,000.00
5005	Janitorial Service	51,000.00
5010	Electrical Supplies	500.00
5015	Elevator Repairs	12,000.00
5020	Janitorial Supplies	4,000.00
5025	Bldg. Pest Control	8,000.00
5030	Plumbing/Sewer Repairs	4,000.00
5035	Roof Repairs	20,000.00
5040	Termite Control	5,000.00
5045	Washer/Dryer Repairs	3,000.00
5050	Water Pipe Replace/Repair	-
	Total Building Maintenance	126,500.00
	Safety Security	
5500	Fire Equip. Service & Repair	20,000.00
5510	Surveillance	1,500.00
	Total Safety Security	21,500.00

		2024
		PROPOSED
		BUDGET
	Grounds Maintenance	
6000	Seasonal Flowers	1,000.00
6005	Golf Cart Maintenance	2,000.00
6025	Lawn Service	109,000.00
6030	Sprinkler Maint. & Supplies	5,000.00
6040	Grounds Pest Control	1,000.00
6045	Tree Removal	500.00
6050	Tree Trimming	10,000.00
6055	Tree Treatment	-
	Total Grounds Maintenance	128,500.00
	Amenities/Clubhouse	
6200	Air Conditioner Repairs	1,000.00
6205	Gas Grills	2,500.00
6210	Billiards	-
6212	Social Activities	-
6215	Horseshoe/Bocci	-
6220	Bldg. Maint. & Supplies	3,000.00
6225	Club House Janitorial Services	14,500.00
6235	Janitorial Supplies	600.00
6240	Plumbing & Sewer Repairs	2,000.00
6245	Pool Furniture Replacement	2,500.00
6250	Pool Equipment Repairs	1,000.00
6255	Flowers/Pool Area	1,000.00
6260	Pool Maintenance	8,500.00
6265	Sauna Repairs	-
6270	Shuffleboard Maint.	-
6275	Tennis Court Maint.	1,000.00
6280	Water & Sewer - Common Area	550.00
6285	Electric - Common Area	18,000.00
	Total Amenities/Clubhouse	56,150.00
	Utilities	
6300	Electric - Bldgs.	33,000.00
6305	Cable TV	210,000.00
6310	Trash Removal	68,000.00
6315	Recycling	8,000.00
6320	Water and Sewer	240,000.00
	Total Utilities	559,000.00
	Insurance	
6520	Insurance	1,098,000.00
	Total Insurance	1,098,000.00

		2024
		PROPOSED
		BUDGET
	Administration	
7000	Management Services - Guardian	100,188.00
7005	Accounting Services - Guardian	39,852.00
7010	Accounting - Non Guardian	5,000.00
7015	Florida Condo Fees	1,800.00
7020	Bank Charges	140.00
7025	Hardware/Software	2,000.00
7030	Dues/Subscription	500.00
7035	Legal Fees	10,000.00
7045	Office Equipment Lease	1,000.00
7050	Office Supplies	12,800.00
7055	Licenses	500.00
7060	Postage Expense	4,000.00
7065	Telephone Expense	4,500.00
7080	Auto Expense	-
	Total Administration	182,280.00
	Salary and Benefits	
7200	Salaries - Secretary (benefits)	44,790.00
7201	Salaries - Maintenance (benefits)	61,204.00
7202	Salaries - Second Maintenance	60,091.00
	Total Salary and Benefits	166,085.00
	Total Operating Expenses	2,338,015.00
8000	TOTAL RESERVES	475,000.00
	(See Attached Sheet)	
	Total Expenses & Reserves	2,813,015.00
	Total Income	2,813,015.00

TURTLE LAKE GOLF COLONY ASSOCIATION, INC.
PROPOSED
Summary of Assessments for 2024

Fully Funded Reserves

Operating Expenses excluding Reserves		2,338,015
Reserve Funding Required for 2024		475,000
Total Expenses for 2024		\$ 2,813,015

Assessment for Each Unit

1 Bedroom Unit Building 1-12	Annual	\$	5,064.00
	Monthly	\$	422.00
2 Bedroom Unit Building 1-12	Annual	\$	6,432.00
	Monthly	\$	536.00
2 Bedroom Unit Building A	Annual	\$	7,128.00
	Monthly	\$	594.00