



**Tequesta Garden Condominium Association 10 Westwood Ave Tequesta FL 33469  
Approved Operating Budget January 1 - December 31, 2025**

	Estimated Expenses 2024	Budget 2024	Increase (Decrease) From 2025	Budget 2025
<b>Maintenance Expenses</b>				
Wages	117,382	124,500	(1,249)	123,251
Part Time Employee	0	0	25,000	25,000
Building Repair/Maintenance	22,000	35,000	(2,950)	32,050
Equipment Repair/Maintenance	1,200	2,500	(957)	1,513
Sprinklers Repair/Maintenance	2,600	2,000	-	2,000
Pest Control	9,100	10,000	-	10,000
Employee Payroll Taxes	14,000	14,175	567	14,742
Swimming Pool Maintenance	14,026	13,000	-	13,000
Clubhouse Maintenance	11,310	14,000	(1,000)	13,000
<b>Operating Expenses</b>				
Sewage	83,000	83,000	3,320	86,320
Water	111,000	111,230	4,210	115,440
Electric	32,150	32,000	1,436	33,436
Grounds	12,000	20,000	5,140	25,140
Recreation Supplies	1,183	2,000	-	2,000
Truck Exp. & Gas	2,416	2,500	-	2,500
Bookkeeping	31,596	27,500	5,360	32,860
Office & Shop Expense	15,300	15,000	-	15,000
Insurance - Health	25,620	25,621	1,409	27,030
Insurance Policies	458,088	435,500	78,500	514,000
Legal	38,000	14,000	(1,000)	13,000
Engineering	0	0	1,000	1,000
Cable	154,206	153,587	6,787	160,374
Audit	7,044	7,000	44	7,044
Technology	0	2,000	3,000	5,000
Website	0	0	12,000	12,000
Reserve	160,000	139,232	20,768	160,000
Secretarial	23,866	16,515	8,305	24,821
Property Taxes Leased Area	1,352	1,352	1,352	1,352
Contingency	0	1,000	-	1,000
Lease	43,152	43,152	-	43,152
Division Fee	992	992	-	992
			-	
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>1,392,583</b>	<b>1,347,004</b>	<b>137,505</b>	<b>1,518,017</b>
QUARTERLY ASSESSMENT PER UNIT:	<b>ANNUAL</b>			<b>6,121</b>
TOTAL ANNUALIZED QUARTERLY ASSESSMENTS REVENUE:				<b>1,530</b>
<b>SEE OTHER SIDE FOR RESERVE BUDGET</b>				

*Cecile Roy*

*[Signature]*

**TEQUESTA GARDEN CONDOMINIUM ASSOCIATION  
2025 RESERVE REQUIREMENTS / ESTIMATED LIFE ANALYSIS**

\* Reserve schedule is adjusted annually for inflation. Used 4% increase for replacement cost.

	REPLACEMNT COST	2024 YEAR END	2025 PROJ	TO BE FUNDED	YEARS REMAINING	FUNDING PER YEAR
ROOFING - PHASE I Collect 61/QRT/unit Immient reroofing project	\$1,209,683		\$627,015	\$1,209,683	20	60,484
1Q 2025 for projected SA \$2439/unit			\$604,872			
ROOFING - PHASE II	\$192,332	\$111,763		\$80,569	12	\$6,714
PAVING - Asphalt Replacement	\$357,760	\$110,962		\$246,798	28	\$8,814
PAVING - Seal Coating	\$41,600	\$40,000		\$1,600	0	\$1,600
PAINTING	\$170,704	\$143,091		\$27,613	2	\$13,807
BUILDING REPAIR	\$145,735	\$27,365		\$118,370	8	\$14,796
EQUIPMENT	\$29,584	\$27,056		\$2,528	0	\$2,528
COMMON ELEMENTS	\$56,160	\$41,596		\$14,564	1	\$25,153
COMMON ELEMENTS: Plumbing	\$10,400	\$996		\$9,404	9	\$1,045
COMMON ELEMENTS: Windows & Doors	\$42,432	\$3,809		\$38,623	4	\$9,656
COMMON ELEMENTS: Clubhouse Roof	\$25,691	\$14,226		\$11,465	6	\$1,911
COMMON ELEMENTS: Clubhouse AC	\$17,521	\$1,117		\$16,404	9	\$1,823
COMMON ELEMENTS: Big Pool	\$27,820	\$8,304		\$19,516	8	\$2,440
COMMON ELEMENTS: Small Pool	\$16,514	\$10,753		\$5,761	8	\$720
COMMON ELEMENTS: Putting Green	\$21,143	\$8,355		\$12,788	6	\$2,131
COMMON ELEMENTS: Shuffle Board	\$11,128	\$5,502		\$5,626	4	\$1,407
COMMON ELEMENTS: Electrical	\$31,200	-\$416		\$31,616	49	\$645
COMMON ELEMENTS: Fence	\$20,482	\$660		\$19,822	29	\$684
HURRICANE DEDUCTIBLE/CATASTROPHIC EVENT	\$10,000	\$10,000		\$0	0	\$0
BAD DEBT	\$26,362	\$22,719		\$3,643	0	\$3,643
<b>TOTAL RESERVE ACCOUNTS</b>	<b>\$2,464,251</b>	<b>\$1,214,873</b>		<b>\$1,876,393</b>		<b>\$160,000</b>