

CALUSA COUNTRY CLUB, INC.
2025 BUDGET
JANUARY 1, 2025 - DECEMBER 31, 2025

2025 ASSOCIATION ANNUAL
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INCOME

GENERAL ASSESSMENTS	1,920,000.00
GOLF COURSE	3,060,199.05
GOLF SHOP MERCHANDISE	532,370.00
TOTAL INCOME	5,512,569.05

COST OF GOODS SOLD

GOLF SHOP	384,434.00
TOTAL COGS	384,434.00

DEPARTMENTAL EXPENSES

ADMINISTRATIVE	555,692.19
GOLF SHOP	1,569,196.46
GOLF COURSE	3,003,246.40
TOTAL DEPARTMENTAL EXPENSES	5,128,135.05
TOTAL EXPENSES	5,512,569.05
RESERVES	0.00
TOTAL EXPENSES AND RESERVES	5,512,569.05

OPERATING PROFIT/(LOSS)	0.00
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COST PER UNIT	MONTHLY	QUARTERLY	ANNUALLY
2025	133.33	400.00	1,600.00

BUDGET NOTES:

- 1 THIS ESTIMATED OPERATING BUDGET IS PROJECTED AND NOT A GUARANTEE OF THE ACTUAL AMOUNT OF EXPENSES; THEREFORE, IT IS POSSIBLE THAT ACTUAL EXPENSES MAY BE LESS THAN OR GREATER THAN PROJECTED.
- 2 ASSESSMENTS WILL BE COLLECTED QUARTERLY.
- 3 THE AMOUNTS LISTED IN THE PROJECT GOVERNING DOCUMENTS THAT YOU WILL PAY TO THE ASSOCIATION CAN CHANGE IN THE FUTURE. THE AMOUNTS WILL MOST LIKELY INCREASE AS A RESULT OF THE CONTINUING RISE IN INSURANCE PREMIUMS, UTILITIES COSTS AND OTHER COSTS. THE ASSOCIATION HAS USED COMMERCIALY REASONABLE EFFORTS TO ANTICIPATE POTENTIAL FUTURE INCREASES IN INSURANCE PREMIUMS AND UTILITIES COSTS, BUT THE ASSOCIATION CAN MAKE NO GUARANTEE THAT THESE ESTIMATED AMOUNTS WILL IN FACT BE CORRECT. THE RISE IN INSURANCE PREMIUMS AND THE CONTINUING MODIFICATION OF INSURANCE COVERAGES BY INSURERS IS A GLOBAL ISSUE AFFECTING ALL TYPES OF PROPERTIES IN THE ENTIRE STATE OF FLORIDA.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.