Partridge Pointe Condominium Association, Inc.
Rules & Regulations

I. Security

In the event of an emergency, **Dial 911** for sheriff, fire, or ambulance. If you see anyone breaking the law on our Common areas, please call **911.**

II. Vehicles

1. No more than two (2) vehicles are allowed per unit except a temporary parking permit may be issued for a third vehicle. In no case may more than three (3) vehicles per unit be allowed on Partridge Pointe property. A temporary parking permit may be issued for a third guest car and will be issued by the management office upon request. These permits shall be dated by the management office with an expiration date, after which time the vehicle is in violation.
2. **If an owner or renter has a guest stay overnight and a guest permit cannot be obtained, the guest must park in the garage or driveway of the unit owner/renter. Cars without a permit or guest pass will be towed.**
3. For Sale signs are not allowed on vehicles while on Partridge Pointe property.
4. Driving on Partridge Pointe property exceeding the speed limit of fifteen (15) M.P.H. or failure to make a complete stop at Partridge Pointe designated stop signs will be noted. Violators will be reported to the Collier County Sheriff as well as subject to the application of the fine policy of the Condominium Association.

III. Vehicle Parking – The following are considered Violations and are subject to towing at owners' expense.

1. Parking permits are required for parking on Association property and vehicles without a valid parking permit will be subject to towing from **12:00 AM to 7:00 AM each day**.
2. On-street or on-grass parking is strictly prohibited.
3. Vehicles utilizing guest parking areas must be parked head-on in the center of the space up against the concrete bumpers and must not be taking up more than one space**. No vehicle may be backed in the guest parking or in the unit's driveway.**
4. The parking of boats, trailers, campers, utility trailers, etc in open areas is not allowed. All pick-up trucks and motorcycles must be in the garage between the hours of **12:00 AM and 7:00 AM**.
5. Commercial trucks or other vehicles are prohibited from parking in open areas, except when services are being performed and are prohibited from parking overnight during the hours previously noted.
6. No vehicle may be parked within twenty (20) feet of a fire hydrant.
7. There will be no parking in Handicapped marked spaces without a valid handicapped license or prominently displayed handicapped tag. The proper unit owner, guest or temporary sticker must be displayed.
8. Unlicensed or expired licensed vehicles as well as vehicles identified as stolen are prohibited.
9. Abandoned vehicles (no license plate) or inoperable vehicles (flat tires) are prohibited.
10. A temporary parking permit may be issued for guest cars, rental cars, etc., and will be issued by the Property Manager upon request. These passes will be dated and have an expiration date after which time the vehicles are in violation.

Partridge Pointe Condominium Association
c/o Anchor Associates, Inc.
2340 Stanford Court, Naples, Florida 34112
Office: 239-649-6357 Fax: 239-649-7495

Revised June 1, 2020

IV. Pets

1. Unit owners may have up to two (2) cats OR one (1) small dog, not to exceed twenty five (25) lbs. at maturity, as per association documents. A Veterinarian Certification is required for all dogs. The Veterinarian Certification form is available from the management office.
2. Owners are responsible for cleaning up all fecal matter. This is to be disposed of in their own garbage only and not in the storm sewers or in the lake receptacles.
3. Pets must be kept on a leash, at all times, when outside their unit or on condominium grounds.
4. All owners must register pets. Forms can be obtained from the management company.
5. **Tenants are NOT permitted to have animals under any circumstances.**

V. Sale or Lease of Units

Sale or leasing of condo units require an application and approval as stated in the Association's governing documents. If this process is not adhered to, owner can be subject to a fine. Applications can be obtained from the Property Manager. Interviews are required for all applicants and no less than 20 days prior to the sale or lease shall the Association be given notice in writing for required approval

Owners may lease to person(s) with written notice of intent to lease no less than 20 days prior to occupancy. There is a minimum 30-day lease and maximum of (6) six months with no more than 3 leases in a calendar year. Any renewal is subject to the same Association approval. Limitation on Right to Lease after February 24, 2009: any owner who acquires title to a unit on or after February 24, 2009 may not lease his or her unit within the twelve (12) month period immediately following the date the owner acquired recorded title, it being the intent of this provision to discourage the purchase of units for a business, speculative, investment or other similar purpose.
Please reference and use the "Sales and Leasing application" forms from the Property Manager to get approval accordingly.

VI. Trash

Trash receptacles may be put out no earlier than 4:00pm the day before pick up and must be removed on the day of pick up, as early as possible. It is your responsibility to make provisions for their removal if you are planning to be away on the following days after pick up day. Trash receptacles must be removed by 8:00am on the day after trash pickup.

VII. Garage Doors

Garage doors shall be kept closed at all times, except when vehicles are entering or exiting the garage or when outdoor activities necessitate convenient garage access, such as loading, unloading, or washing your car.

Garage doors may be left open if equipped with **inside mount,** electrically/manual operated overhead garage door screens designed to increase air circulation, while shielding the garage interior from public view. These screens can not contain any cut-outs (doors, windows, etc.) and can only be white. The screened material must be made of the "solar" type fabric with 80% openness factor to ensure the garage interior is screened from public view while maintaining the appearance of a closed garage door. The screens must be totally down if garage door is open. Otherwise, the standard garage door rule applies. Garage door screens require approval from the Partridge Pointe Condominium Board. Garage opener keypads must be white, tan, or gray and can be mounted on either side of the garage opening.

VIII. Pool Areas

1. All residents and their guests must obey pool rules posted in the pool area
2. Pool keys are available at the management office for a cost of $10.00
3. Animals, food, drinks, alcohol, and glassware are prohibited in pool and on pool deck.
   a. Food is permitted at tables only
4. No diving, running or rough play allowed
5. Children less than fourteen (14) years of age must be accompanied by a responsible person eighteen (18) years of age or older
6. Pool hours: Dawn to Dusk No one is allowed in pool area after Dusk
7. Maximum bathing load: 46 People
8. Shower before entering pool
9. No personal showering with soap or shampoo
10. No ball playing, skating, or skateboarding in pool area
11. Headphones must be worn with radios and any other portable music devices
12. Infants must wear swim diapers
13. Footwear is required on pool deck
14. Cover pool chairs before use
15. No floating devices except "noodles" permitted in pool
16. Close umbrellas before leaving and return pool chairs where found
17. Do not leave pool gate open
18. Do not climb on waterfall rocks
19. Use caution – Pool Deck can be slippery when wet
20. No smoking in pool area
21. No Animals allowed in Clubhouse or pool area.

IX. Noise

No activities such as loud partying, loud music, or noisy pets, which might cause a disturbance to other residents, shall be permitted. Any resident may anonymously report loud disturbances after 10:00 PM to the **Collier County Sherriff's office by dialing (239) 252-9300**.

X. Alterations & Improvements to Units

1. Flowerpots are limited to two (2) sixteen (16) inch decorative pots, containing live plantings no more than twenty (20) inches high. Pots should not obstruct entrances to units. No artificial flowers or plants permitted. Flowerpots may not be left out when unit owner leaves for an extended period of time or leaves for the season. Pots are not allowed in any other location including the steps and garden areas.
2. In order to maintain a uniform appearance of the common areas, no plantings by unit owners will be permitted.
3. Draperies, curtains, shades or inside shutters must show on the exterior as a white color.
4. No changes, additions or alterations of any kind shall be made to the exterior surfaces of buildings or grounds. This includes chairs, benches, ornamentals and hanging objects or exterior storm shutters and screen doors.
5. **Storm shutters and screen doors must be approved by the Board of Directors before installation**.

The approved shutters and screen doors as determined by the Board are as follows:

a. Lanai Shutters-Roll down shutters which are hurricane-safe approved. Accordion shutters, which are hurricane-safe approved or Roll Down shutters not approved as hurricane safe.
b. Front Window Shutters must be all Roll Down type
c. Side or Back Window Shutters may be Roll Down or Accordion type shutters. Accordion type must be mounted inside the frame of the window.
d. All Shutters must match exterior white of the building.
e. Storm Panels are not approved for either the lanai or Windows.
f. Screen Doors must have a plain white frame and be approved by the Board. Any decorative inserts or girds must also be approved by the Board.

6. Storm shutters on front windows only are allowed to be drawn 1 week before an impending storm and must be withdrawn by no later than 1 week after the storm has passed. Storm shutters and privacy shutters on the side and back windows or lanai may be drawn during the entire time an owner is not in residence.

XI. Closed in Entry Ways

Closed in entrance ways must be maintained by the unit owner and shall not be used as a storage area for any property.

XII. Hoses

All hoses must be in the garage at all times unless in use, except a six (6) foot leader hose is permitted.

XIII. Barbeque Grills

No gas or charcoal grills are permitted per Collier County Fire Code. Electric Grills are acceptable but must be stored inside the unit or on the lanai.

XIV. Seasonal Displays

All holiday decorations may be displayed for a total of seven (7) days before and seven (7) days after holidays with the exception of Christmas. Christmas decorations must be removed by January 15th and no display may be placed on any grassy area.

XV. Flags

One portable American flag may be displayed on the main entrance door to each unit. The flag must be hung with suction cups, a wreath holder, or magnetic strips. No punctures are allowed on the exterior surfaces of the unit. On Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, unit owner may display in a respectable way, portable, removable official flags, not larger than 4-1/2 feet by 6 feet that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard.

XVI. Notices

Nothing shall be posted on the glass at the Mailbox Bulletin Board. You may post items on a 3”x 5” card on the Clubhouse Bulletin Board and it may be removed by the Board if determined to be inappropriate.

XVII. Damages to Common Areas

Any unit owner, willingly or unwillingly causing damage to any common or limited common area, must repair said damage to the satisfaction of the Board of Directors. If the owner does not repair the damaged area, the area will then be repaired by the Association at the owner's expense.

XVIII. Signs

"For Rent" signs are not allowed on Partridge Pointe property.
"For Sale" signs may not be posted on Partridge Pointe property or on any vehicles.
No Political signs are permitted
No signs of any kind are permitted, except small security signs outside unit or inside unit windows.

XIX. Drying Clothes

Under no circumstances shall laundry, bathing suits, towels, shoes, or other articles be placed outside the condominium or inside the lanai of the unit for drying.

XX. Clubhouse

The clubhouse may be rented for private special events by advance reservation with Maureen Houlihan at (239)353-6844 and is available to rent by owners. A $150.00 deposit is required for which $100.00 will be refunded after satisfactory inspection of Clubhouse. It must be left in the same condition as it was found, with all trash removed and placed in the trash respectable behind the Clubhouse.
Residents are not provided with their own keys to the Clubhouse.

XXI. Soliciting

Partridge Pointe is a private community and "no soliciting" is allowed for any reason.

Partridge Pointe Condominium Association, Inc.
Operating Budget
January 1, 2025 thru December 31, 2025

Acct. Code	Partridge Pointe Condominium 2025 Budget DESCRIPTION	2024 Budget	Actual 8/31/2024	Estimate 12/31/2024	2025 Budget	2025 Quarterly
6310	Maintenance Fee - Oper.	$ 597,122	$ 398,731	$ 598,097	$ 598,000	$ 149,500
6315	Maintenance Fee - Res.	$ 127,128	$ 84,752	$ 127,128	$ 111,447	$ 27,862
6320	Estimated Bad Debt Allowance	$ -	$ -	$ -	$ -	$ -
6321	Legal Fees Recovered		$ -			
6330	Prior Year Surplus Funding	$ -	$ -	$ -	$ -	$ -
6340	Collection Admin Fee	$ -	$ 1,359	$ 2,038	$ -	$ -
6900	Misc. Owner Income		$ 396	$ 595		
6345	Collection Admin fee	$ -	$ 75	$ 113	$ -	$ -
		$ -	$ -	$ -	$ -	$ -
6910	Interest Income	$ -	$ 2,662	$ 3,993	$ -	$ -
	TOTAL REVENUE	**724,250**	**$ 487,976**	**$ 731,963**	**709,447**	**$ 177,362**
	EXPENSES:					
7030	Legal Fees	$ 3,250	$ 2,274	$ 3,411	$ 2,250	$ 563
7070	Prop/Liab/D&O/Crime/Umb/WC/Equip	$ 226,400	$ 141,195	$ 211,792	$ 223,706	$ 55,927
7075	Flood Insurance - 14 Buildings	$ -	$ -	$ -	$ -	$ -
7010	Management Fees	$ 27,988	$ 18,480	$ 27,720	$ 28,548	$ 7,137
7025	Application Processing	$ -	$ -	$ -	$ -	$ -
7040	Office Expenses	$ 6,000	$ 4,537	$ 6,805	$ 5,000	$ 1,250
7060	Club House Rental Expenses	$ 300	$ -	$ -	$ -	$ -
7035	Licenses & Permits Fees	$ 350	$ 500	$ 751	$ 350	$ 88
7160	FL DBPR Annual Fees	$ 592	$ 592	$ 888	$ 592	$ 148
7045	Corporate Annual Filing	$ 62	$ 61	$ 92	$ 62	$ 16
7080	Contingency/Unbudgeted Expenses	$ 8,500	$ 7,950	$ 11,925	$ 48,000	$ 12,000
8010	Grounds Maintenance	$ 56,400	$ 37,600	$ 56,400	$ 56,400	$ 14,100
8015	Grounds Supplies & Equipment	$ 1,000	$ -	$ -	$ -	$ -
8020	Wooded Area Maintenance	$ 1,300	$ 650	$ 975	$ 1,300	$ 325
8025	Mulch/Sod/Plants/Shrubs/Trees	$ 21,000	$ 9,608	$ 14,412	$ 15,000	$ 3,750
8030	Lawn Pest Control/Fertilizing	$ 7,500	$ 3,940	$ 5,910	$ 6,500	$ 1,625
8035	Tree Trimming Expenses	$ 10,000	$ 10,230	$ 15,345	$ 10,000	$ 2,500
8040	Irrigation Maintenance & Repairs	$ 15,000	$ 7,248	$ 10,872	$ 15,000	$ 3,750
8045	Holiday Decorations	$ 300	$ 16	$ 24	$ 300	$ 75
8200	Pool & Spa Maintenance	$ 17,780	$ 11,851	$ 17,777	$ 17,780	$ 4,445
8210	Pool & Spa Repairs	$ 15,000	$ 7,628	$ 11,442	$ 10,000	$ 2,500
8540	Cable TV Services	$ 92,400	$ 63,005	$ 92,433	$ 92,798	$ 23,200
8520	Electric	$ 10,000	$ 6,265	$ 9,398	$ 10,000	$ 2,500
8530	Pool Heater Electric	$ 12,000	$ 9,120	$ 13,680	$ 12,000	$ 3,000
8525	Street Light Electric	$ 7,500	$ 3,026	$ 4,539	$ 4,500	$ 1,125
8510	Water & Sewer	$ 3,000	$ 2,473	$ 3,710	$ 3,000	$ 750
8120	Building Maintenance	$ 12,000	$ 4,480	$ 6,720	$ 8,000	$ 2,000
8130	Janitorial	$ 20,000	$ 3,856	$ 5,784	$ 10,000	$ 2,500
8155	Club House/Deck Maintenance & Repairs	$ 2,500	$ 745	$ 1,117	$ 1,750	$ 438
8125	Water Damage/Leak Repairs	$ 7,500	$ 670	$ 1,005	$ 4,000	$ 1,000
8127	Pressure Washing	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 1,000
8140	Pest Control - Bi Monthly	$ 4,000	$ 7,791	$ 11,687	$ 14,020	$ 3,505
8145	Pest Control - Bait Box	$ 2,000	$ 4,192	$ 6,288	$ 7,300	$ 1,825
8150	Fire Protection	$ 1,500	$ -	$ -	$ 1,500	$ 375
9010	Reserves - Paint	$ 27,250	$ 14,279	$ 24,680	$ 27,617	$ 6,904
9015	Reserves - Roofs	$ 55,311	$ 36,874	$ 844,225	$ 55,879	$ 13,970
9020	Reserves - Asphalt/Pavement	$ -	$ -	$ 182,810	$ 21,438	$ 5,360
9025	Reserves - Pool		$ 5,921	$ 94,900	$ 5,100	$ 1,275
9030	Reserves - Pool Deck	$ 6,123	$ 4,080	$ 20,000	$ -	$ -
9035	Reserves - Clubhouse	$ 12,444	$ 8,296	$ 13,699	$ 1,413	$ 353
9040	Reserves - Deferred Maintenance	$ 26,000	$ 57,670	$ 66,366	$ -	$ -
	TOTAL EXPENSES	**724,250**	**$ 501,102**	**$ 1,803,580**	**725,103**	**$ 181,276**
Amount to Budget		**724,250**			**725,103**	
Annual Maintenance Per Unit		**4,894**			**4,899**	
Quarterly Maintenance Per Unit		**1,223**			**1,225**	

Partridge Pointe Condominium Association, Inc.

Balance Sheet as of 12/31/2024

Assets	Operating	Reserve	Total
Cash			
1000 - Petty Cash	$67.77		$67.77
1010 - Truist Operating #0765	$100.00		$100.00
1026 - Valley Reserve MM #8203		$179,004.60	$179,004.60
1030 - Truist/SunTrust Res MM #3766		$160,777.72	$160,777.72
1035 - Synovus OP MM #7002	$85,709.41		$85,709.41
1110 - Alliance Bank Operating #5497	$141,336.18		$141,336.18
1112 - Alliance Bank Operating ICS #289	$174,343.50		$174,343.50
1120 - Alliance Bank Reserve #7873		$109,294.14	$109,294.14
1122 - Alliance Bank Reserve ICS #5495		$688,014.60	$688,014.60
1128 - Alliance Res CD # 7870		$25,000.00	$25,000.00
1129 - Bank OZK RES CD #123		$247,053.05	$247,053.05
Total Cash	**$401,556.86**	**$1,409,144.11**	**$1,810,700.97**
Accounts Receivables			
1310 - Association Fee Due from Owner	$9,502.54		$9,502.54
Total Accounts Receivables	**$9,502.54**		**$9,502.54**
Other Assets			
1610 - Prepaid Insurance	$177,711.30		$177,711.30
1620 - Prepaid Expense	$14,692.00		$14,692.00
1640 - Due from Operating		$3,550.29	$3,550.29
Total Other Assets	**$192,403.30**	**$3,550.29**	**$195,953.59**
Total Assets	**$603,462.70**	**$1,412,694.40**	**$2,016,157.10**

Partridge Pointe Condominium Association, Inc.

Balance Sheet as of 12/31/2024

Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	$12,941.80		$12,941.80
3040 - Due to Reserve	$3,550.29		$3,550.29
3310 - Prepaid Owner	$84,245.25		$84,245.25
Total Liabilities	**$100,737.34**		**$100,737.34**
Reserves			
5010 - Reserves - Painting 37 Buildings		$23,362.59	$23,362.59
5015 - Reserves - Roof		$844,226.91	$844,226.91
5020 - Reserves - Pavement		$136,977.64	$136,977.64
5025 - Reserves - Pool		$88,290.39	$88,290.39
5030 - Reserves - Deck - Pool Area		$13,019.48	$13,019.48
5035 - Reserves - Clubhouse		$13,699.50	$13,699.50
5040 - Reserves - Deferred Maint.		$66,336.95	$66,336.95
5050 - Reserves-Driveway/Walkway Improvements		$45,833.37	$45,833.37
5160 - Unallocated Interest		$180,947.57	$180,947.57
Total Reserves		**$1,412,694.40**	**$1,412,694.40**
Equity			
5510 - Retained Earnings	$449,538.12		$449,538.12
5999 - Net Income	$53,187.24		$53,187.24
Total Equity	**$502,725.36**		**$502,725.36**
Total Liabilities / Equity	**$603,462.70**	**$1,412,694.40**	**$2,016,157.10**

Partridge Pointe Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
6310 - Assessment Fees	51,047.66	49,847.63	1,200.03	599,297.00	598,172.00	1,125.00	598,172.00
6315 - Reserve Assessment	10,594.00	10,594.00	-	127,128.00	127,128.00	-	127,128.00
6320 - Application Fees	-	-	-	500.00	-	500.00	-
6340 - Owners Interest Income	129.59	-	129.59	1,607.95	-	1,607.95	-
6345 - Collection Admin Fee	-	-	-	75.00	-	75.00	-
6350 - Late Fees	-	-	-	725.00	-	725.00	-
6365 - Owner Admin	75.00	-	75.00	1,050.00	-	1,050.00	-
6375 - Legal Fee Income	-	-	-	1,250.00	-	1,250.00	-
6910 - Interest Income	555.05	-	555.05	5,449.81	-	5,449.81	-
Total Income	**62,401.30**	**60,441.63**	**1,959.67**	**737,082.76**	**725,300.00**	**11,782.76**	**725,300.00**
Total Income	**62,401.30**	**60,441.63**	**1,959.67**	**737,082.76**	**725,300.00**	**11,782.76**	**725,300.00**
Operating Expense							
Administration Expense							
7010 - Management Contract	2,310.00	2,332.37	22.37	27,720.00	27,988.00	268.00	27,988.00
7015 - Taxes/Licenses	-	66.63	66.63	2,035.00	800.00	(1,235.00)	800.00
7030 - Legal Fees	879.50	270.87	(608.63)	3,753.75	3,250.00	(503.75)	3,250.00
7035 - Permits & Licenses	-	29.13	29.13	500.35	350.00	(150.35)	350.00
7040 - Office Expense	1,821.00	500.00	(1,321.00)	7,340.30	6,000.00	(1,340.30)	6,000.00
7045 - Annual Corporate Report	-	5.13	5.13	61.25	62.00	.75	62.00
7060 - Club House Rental Expense	-	25.00	25.00	-	300.00	300.00	300.00
7070 - Insurance Package	16,456.72	18,866.63	2,409.91	210,496.57	226,400.00	15,903.43	226,400.00
7080 - Unbudgeted Expenses	-	708.37	708.37	7,950.00	8,500.00	550.00	8,500.00
7160 - FL DBPR Annual Fees	-	49.37	49.37	592.00	592.00	-	592.00
Total Administration Expense	**21,467.22**	**22,853.50**	**1,386.28**	**260,449.22**	**274,242.00**	**13,792.78**	**274,242.00**
Ground Maintenance							
8010 - Grounds Maintenance	4,700.00	4,700.00	-	56,400.00	56,400.00	-	56,400.00
8015 - Grounds Supplies	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
8020 - Wooded Area Maintenance	-	108.37	108.37	650.00	1,300.00	650.00	1,300.00
8025 - Mulch /Sod / Plants	-	1,750.00	1,750.00	16,255.00	21,000.00	4,745.00	21,000.00
8030 - Lawn Pest Control	-	625.00	625.00	3,940.00	7,500.00	3,560.00	7,500.00
8035 - Tree Trimming Exp	-	833.37	833.37	10,230.00	10,000.00	(230.00)	10,000.00
8040 - Irrigation Maint & Repairs	2,341.50	1,250.00	(1,091.50)	13,854.06	15,000.00	1,145.94	15,000.00
8045 - Holiday Decorations	-	25.00	25.00	15.94	300.00	284.06	300.00
Total Ground Maintenance	**7,041.50**	**9,375.11**	**2,333.61**	**101,345.00**	**112,500.00**	**11,155.00**	**112,500.00**
Building Maintenance							
8120 - Building Maintenance/Repairs	704.90	1,000.00	295.10	4,537.15	12,000.00	7,462.85	12,000.00
8125 - Water Damage Repairs	-	625.00	625.00	670.00	7,500.00	6,830.00	7,500.00
8127 - Pressure Washing	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00

Partridge Pointe Condominium Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
8130 - Janitorial Cleaning	1,110.64	1,666.63	555.99	6,756.47	20,000.00	13,243.53	20,000.00
8140 - Pest Control Bi-Monthly	-	333.37	333.37	9,945.00	4,000.00	(5,945.00)	4,000.00
8145 - Pest Control Bait Box	-	166.63	166.63	4,192.00	2,000.00	(2,192.00)	2,000.00
8150 - Fire Protection	-	125.00	125.00	2,136.43	1,500.00	(636.43)	1,500.00
8155 - Club House / Deck Maint. & Repairs	-	208.37	208.37	744.77	2,500.00	1,755.23	2,500.00
Total Building Maintenance	**1,815.54**	**4,458.37**	**2,642.83**	**28,981.82**	**53,500.00**	**24,518.18**	**53,500.00**
Pool Maintenance							
8200 - Pool Contract	1,481.41	1,481.63	.22	17,776.92	17,780.00	3.08	17,780.00
8210 - Pool Repairs	1,824.22	1,250.00	(574.22)	11,965.86	15,000.00	3,034.14	15,000.00
Total Pool Maintenance	**3,305.63**	**2,731.63**	**(574.00)**	**29,742.78**	**32,780.00**	**3,037.22**	**32,780.00**
Utilities Expense							
8510 - Water/Sewer	1,805.40	250.00	(1,555.40)	5,525.81	3,000.00	(2,525.81)	3,000.00
8520 - Electricity	897.40	833.37	(64.03)	10,694.77	10,000.00	(694.77)	10,000.00
8525 - Electricity - Street Lights	(2.60)	625.00	627.60	4,028.96	7,500.00	3,471.04	7,500.00
8530 - Electricity - Pool Heater	1,783.23	1,000.00	(783.23)	13,673.39	12,000.00	(1,673.39)	12,000.00
8535 - Waste Disposal/ Misc. Items	-	20.87	20.87	252.12	250.00	(2.12)	250.00
8540 - Cable	8,140.23	7,700.00	(440.23)	102,073.65	92,400.00	(9,673.65)	92,400.00
Total Utilities Expense	**12,623.66**	**10,429.24**	**(2,194.42)**	**136,248.70**	**125,150.00**	**(11,098.70)**	**125,150.00**
Reserve Contribution							
9010 - Reserves - Paint	2,271.00	2,270.87	(.13)	27,252.00	27,250.00	(2.00)	27,250.00
9015 - Reserves - Roof	4,609.33	4,609.25	(.08)	55,311.96	55,311.00	(.96)	55,311.00
9030 - Reserves - Pool Deck	510.00	510.25	.25	6,120.00	6,123.00	3.00	6,123.00
9035 - Reserves - Club House	1,037.00	1,037.00	-	12,444.00	12,444.00	-	12,444.00
9040 - Reserves - Deferred Maint.	2,166.67	2,166.63	(.04)	26,000.04	26,000.00	(.04)	26,000.00
Total Reserve Contribution	**10,594.00**	**10,594.00**	**-**	**127,128.00**	**127,128.00**	**-**	**127,128.00**
Total Expense	**56,847.55**	**60,441.85**	**3,594.30**	**683,895.52**	**725,300.00**	**41,404.48**	**725,300.00**
Operating Net Total	**5,553.75**	**(.22)**	**5,553.97**	**53,187.24**	**-**	**53,187.24**	**-**
Net Total	**5,553.75**	**(.22)**	**5,553.97**	**53,187.24**	**-**	**53,187.24**	**-**

Partridge Pointe Condominium Association, Inc.

Reserve Summary For 12/1/2024 - 12/31/2024

	Beginning Balance	Contributions	Expenditures	Transfers	Ending Balance	Budget	Variance
5010 - Reserves - Painting 37 Buildings	21,091.59	2,271.00	-	-	23,362.59	-	2,271.00
5015 - Reserves - Roof	839,617.58	4,609.33	-	-	844,226.91	-	4,609.33
5020 - Reserves - Pavement	136,977.64	-	-	-	136,977.64	-	-
5025 - Reserves - Pool	88,290.39	-	-	-	88,290.39	-	-
5030 - Reserves - Deck - Pool Area	12,509.48	510.00	-	-	13,019.48	-	510.00
5035 - Reserves - Clubhouse	12,662.50	1,037.00	-	-	13,699.50	-	1,037.00
5040 - Reserves - Deferred Maint.	64,170.28	2,166.67	-	-	66,336.95	-	2,166.67
5050 - Reserves-Driveway/Walkway Improvements	45,833.37	-	-	-	45,833.37	-	-
5160 - Unallocated Interest	178,044.89	2,902.68	-	-	180,947.57	-	2,902.68
Net Total	**$1,399,197.72**	**$13,496.68**	**-**	**-**	**$1,412,694.40**	**-**	**$13,496.68**

Partridge Pointe Condominium Association, Inc.
2025 Frequently Asked Questions

Q: What are my voting rights in the condominium Association?
A: Each unit is entitled to one vote.

Q: What restrictions exist in the Condominium Documents on my right to use my unit?
A: Each unit shall be used as a single-family residence only. See Partridge Pointe Rules & Regulations.

Q: What restrictions exist in the Condominium Documents on the leasing of my unit?
A: Units may not be rented for less than thirty (30) days and a maximum of six (6) months with no more than three (3) leases in a calendar year. All perspective tenants must submit to the Association a lease application (20) days prior to the start date of the lease. All tenants must be approved by the Association. A non-refundable $150.00 application fee is required. Tenants are not permitted to have pets. Owners cannot lease during the first year of ownership.

Q: How much are my assessments to the Condominium Association for my unit and when are they due?
A: The Association assessments are $1225.00 and are due the first day of each Quarter (January, April, July and October) regardless if notice is received or not.

Q: Do I have to be a member in any other Association? If so, what is the name of the Association and is there a separate assessment?
A: Each unit owner is required to be a member of the Berkshire Lakes Master Association. Annual assessment is paid directly to Master Association.

Q: Who Holds the master insurance policy for liability and hazard?
A: RTI Insurance: 239-314-1304.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?
A: No

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of $100,000? If so, identify each such case.
A: No

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract, and the Condominium Documents.