

CRECIENTE CONDOMINIUM ASSOCIATION, INC.

7150 ESTERO BLVD., FORT MYERS BEACH FLORIDA 33931

PHONE: (239) 463-9604 FAX: (239) 463-4071

2025 MEMBERSHIP APPLICATION

TO: BOARD OF DIRECTORS

DATE: _____

UNIT # _____

I (WE) HEREBY APPLY FOR MEMBERSHIP IN CRECIENTE CONDOMINIUM ASSOCIATION, INC. I (WE) HAVE ATTACHED THE FOLLOWING:

- (1) AN EXECUTED COPY OF THE "CONTRACT FOR SALE AND PURCHASE AGREEMENT"
- (2) (2) TWO LETTERS OF RECOMMENDATION
- (3) DRIVER'S LICENSE/ID COPIES & SOCIAL SECURITY CARD(S) COPIES
- (4) \$100 TRANSFER FEE

I (WE) HAVE RECEIVED AND REVIEWED THE GOVERNING DOCUMENTS (DECLARATION, BY LAWS, RULES & REGULATIONS), ANNUAL FINANCIAL REPORT AND THE FREQUENTLY ASKED QUESTIONS OF CRECIENTE CONDOMINIUM ASSOCIATION, INC., AND AGREE TO COMPLY WITH THE PROVISIONS OF THE SAME.

I (WE) AGREE TO FURNISH THE ASSOCIATION WITH A COPY OF THE RECORDED WARRANTY DEED AND UNDERSTAND THAT MEMBERSHIP BECOMES EFFECTIVE UPON RECORDATION.

I (WE) ALSO UNDERSTAND THAT ALL MAINTENANCE FEES AND/OR SPECIAL ASSESSMENTS MUST BE PAID IN FULL PRIOR TO CLOSING.

NAME(S) _____

PHONE # () _____ FAX # _____ CELL # () _____

WORK # () _____ E-MAIL _____

ADDRESS _____

BUSINESS / PROFESSION _____ NAME OF COMPANY _____

BUSINESS ADDRESS _____

IF RETIRED, PLEASE STATE FORMER BUSINESS OR PROFESSION: _____

MARITAL STATUS: MARRIED () SINGLE () OTHER () NAME OF SPOUSE _____

CHILDREN NAME(S) AND THEIR AGE(S):

NAME	AGE	NAME	AGE
------	-----	------	-----

NAME	AGE	NAME	AGE
------	-----	------	-----

PET: ONLY ONE PET ALLOWED YES () NO () DOG () CAT () BIRD ()

NAME(S) UNDER WHICH TITLE WILL BE TAKEN: _____

IF PURCHASE IS BEING FINANCED, PLEASE LIST NAME AND ADDRESS OF THE FIRST MORTGAGE HOLDER:

APPLICANT SIGNATURE

APPLICANT SIGNATURE



CRECIENTE CONDOMINIUM ASSOCIATION, INC.

7150 Estero Blvd. • Ft. Myers Beach, FL 33931 • (239)-463-9604 • Fax (239)-463-4071

Website: www.Creciente.com E-Mail: manager@creciente.com

EMERGENCY CONTACT INFORMATION FORM

(This information will be held confidential for office use only.)

Unit #:

First and Last Name:

Away Address:

Away City, State, Zip

Local Phone:

Away Phone:

Cell Phone(s):

Email(s):

Additional Phones:

Additional Phones:

Emergency Contact # 1:

Address:

Phones:

Emergency Contact #2:

Address:

Phones:

Additional Information:



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Unit # _____

E-Mail Notification of Official Notices

Creciente requires one (1) written authorization to be on file for all owners requesting to receive any official notices via E-Mail. Completing this form authorizes the Association to send these notices directly to you through the Electronic mailing system.

I _____ owner of unit # _____ hereby authorize the Creciente Condominium Association to send any and all official notices and periodic news releases to me via E-Mail. I further recognize that it is my responsibility to update the Association with any change of email and mailing address.

My current e-mail address is: _____

Signature: _____ Date: _____

Please complete, sign and return this form by E-mail, U.S. mail or fax to:

Creciente Condominium
Attn: Association Office
7150 Estero Boulevard
Fort Myers Beach, Florida 33931
Fax: (239) 463-4071

Office Use Only: _____ Mgr _____ Bookkeeper



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E-Mail: manager@creciente.com

PET REGISTRATION FORM

Owner Name _____

Unit # _____

Pet Information:

Pet Name: _____

Type: _____

Breed: _____

Pounds at Adult Age: _____

Color: _____

Year of Birth: _____

Sex (circle one) M F

COPY of Rabies Vaccine Provided? (circle one) Yes No

Rabies Vaccine Expiration Date: _____

Creciente Declaration:

10.2 **Pets.** The owner of each unit may keep no more than one (1) pet of a normal domesticated household type (such as a cat or dog) in the unit. Dogs and cats must be leashed or carried at all times while outside of the unit. The ability to keep pets is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a reasonable source of annoyance to other residents. The owner is responsible for cleaning up after his pet. No pets of any kind are permitted in leased units. No reptiles, rodents, poultry, amphibians, swine or livestock may be kept in the Condominium, but tropical fish or caged birds in reasonable numbers are permitted. Guests and tenants are not allowed to keep any pets.

Creciente Rules and Regulations:

12. Only Creciente owners may have their pet on Creciente Condominium property. Friends and guests/tenants may not have pets. Pets not belonging to an owner and not registered with the Manager's Office are not permitted on Condominium property. All owners' pets must be registered in the Manager's Office. Registration will require filling out a "Pet Registration Form" along with a photo of the pet. The Office will take a picture of your pet in the office if you do not have a photo. Pets are not allowed in the pool, courtyard or garage deck areas. Walk all pets on the grassy areas to the north and east of the tennis court. If you wish to walk your pet to the beach, please use the north side of the North Building or the south side of the South Building to reach the fence gates leading to the beach.

***Registration will not be accepted unless the pet owner produces
a proof of recent rabies vaccination and a photo.***

Owners Signature

Date



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VEHICLE REGISTRATION

UNIT # _____

Please complete the following:

Name: _____

Phone # _____

Auto Make _____ Model: _____

Color _____ State _____ Year _____

License Plate # _____

Assigned Parking Sticker # _____

Place parking sticker in the front vehicle window on the driver's side.

Also, if you plan to have a Bicycle(s) on property, please provide the following:

Make of Bicycle: _____

Color of Bicycle: _____

Please read and sign:

Vehicle owner or driver hereby acknowledges that the Association and Management assumes no liability for theft and/or damage to vehicles parked on premises.

Owner Signature

Date



Date of Signature

Frequently Asked Questions & Answers 2025

This document is provided as a convenience to the public for quick reference to commonly asked questions. They are periodically and annually updated.

Q. What are my voting rights in the condominium Association?

A. Each unit is entitled to one vote on all matters of condominium business regarding which unit owner votes are authorized. Generally speaking, unit owners are entitled to vote for the election of Directors, the level of Reserve Funding, waiver of certain financial reporting requirements, and amendments to the Declaration of Condominium, Articles of Incorporation and By Laws of the Association. Under Florida law, votes on reserve funding, waiver of financial reporting requirements and document amendments may be conducted at the annual meeting of the Association, or at a special meeting. Owners are entitled to vote in person, or by limited proxy. The election of Directors is conducted at the annual meeting through a ballot procedure. As the election of Directors, each unit owner is entitled to cast one vote for the number of vacant seats.

Q. What restrictions exist in the condominium documents on my right to use my unit?

A. Each condominium unit shall be occupied by only one family and its guests as a residence and for no other purpose. No business, commercial activity or profession may be conducted from any unit, nor may the name of the condominium or the address be publicly advertised as the location of any business. "Rules and Regulations" were last updated at the Board of Directors' Meeting on December 21, 2021 and available at www.Creciente.com and at the Management Office.

Q. What restrictions exist in the condominium documents of the leasing of my unit?

A. The minimum lease or rental term is thirty (30) days or one month, whichever is less, and the maximum term is one (1) year. Only furnished units shall be available for lease. No subleasing or assignment of lease or rental rights by the lessee is allowed. No pets are allowed by renters or guests.

Q. How are my monthly assessments calculated?

A. State Statute requires the ownership of common elements must be based on the relationship of the square footage of a unit to the total square footage of all units OR on an equal fractional basis. This Association has always used the equal fractional basis. Therefore, regardless of the square footage of individual units, monthly assessments are equal to all unit owners.

Q. How much are my assessments to the Association for my unit type and when are they due?

A. Maintenance Fees are due monthly in the amount of **\$1150.00 per month, as of July 1, 2024**. Payment is due on the first of each month. Payment is late if made after the tenth of the month, and subject to a \$25.00 late fee.

Q. Are there any special assessments due?

A. At this time, the Association does not have any Special Assessments planned.

Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A. No.

Q. Does the law require me to give the association a key to my unit?

A. Chapter 718 and 719, Florida Statutes, do not specifically address the issue of providing keys to the association. However, the Association has the irrevocable right of access to each unit during reasonable hours when necessary for the maintenance, repair, or replacement of any common element or any portion of a unit to be maintained by the Association or as necessary to prevent damage to the common elements or to a unit.

Q. As an owner, while leasing my unit, do I have the same rights in using the common elements as a unit owner?

A. To prevent overtaxing the facilities, a unit owner whose unit is leased or rented may not use the recreation facilities during the lease term. Your tenant has all of your rights of the Association property and common elements. If you are an invited "guest" and accompanied by a Unit Owner or Tenant, you have all rights afforded to an Owner's guest.

Q. What maintenance issues are the responsibility of the Association?

A. The maintenance, repair, and replacement of all common elements of Association property shall be performed by the Association, and the cost is a common element expense. For further content and clarification, please refer to the recorded Creciente Condominium Documents.

Q. As an owner, am I allowed to have a pet in my unit?

Owner(s) shall be permitted to have one pet only (i.e., a dog, a cat, or a bird) in their Unit at any time. Guests and tenants are not allowed to keep a pet on the condominium property. An animal is permitted only if the following criteria are met: Resident(s) must register their animal and present proof of current rabies vaccinations to the Manager. The Association will provide a pet tag for each registered pet at no cost to the Owner. If the pet tag is lost, a replacement tag will be provided at a cost of \$25.00. The pet tag must be obviously visible on the pet at all times that the pet is in the common areas of the Association property. Common areas include the hallways, the lobby areas, mailrooms, building entrances, garage, elevators, pet park drives, parking lot, yards, and gardens. Any animal may be evicted for disruptive behavior (disturbing others, aggressiveness, odors, excessive property damage) at any time based on the decision of the Manager and the Board. The Board may levy a fine for violations up to \$100 per day. When pets are outside the unit, the pet shall be kept on a leash and under the owner's direct supervision at all times. Animals may not be tied to any fixed object anywhere on the condominium complex at any time. Owners must utilize the designated pet walks located in front of the tennis court along Estero Boulevard and the north side of the tennis court. The Pet Waste Station with bags is located on the north side of the tennis court. All animal waste must be immediately cleaned up and deposited only in the Pet Waste Station. Pets may not be brought into the swimming pool area, the courtyard or other exercise and recreational areas at any time, except when entering or leaving the Creciente property through the beach gates, the pet must be kept on the sidewalk and garage roof (deck area).

Q. Does the Association provide a service for selling or leasing individual units? A. The Management office DOES NOT provide any services for owners with regard to renting, leasing or selling of individual units. If an owner requires assistance to sell, rent or lease their unit, they are required to contact an outside professional agency. Note: The statement contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sales contract and the condominium documents. Updated February 27, 2025

EXHIBIT "C"
RESTRICTIONS UPON USE OF UNITS AND
RULES AND REGULATIONS FOR
CRECIENTE CONDOMINIUM ASSOCIATION, INC.

THE FOLLOWING RULES HAVE BEEN ESTABLISHED BY THE CRECIENTE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FOR THE PROTECTION AND PRIVACY OF ALL. **THESE RULES WILL BE STRICTLY ENFORCED AND FINES WILL BE IMPOSED IF APPROPRIATE.**

1. Vehicles may be parked only in the areas provided for that purpose. The following noncommercial vehicle types **may** be parked on the property: automobiles, pick-up trucks, sport utility vehicles, mini-vans, full-sized vans and motorcycles. The following vehicle types are **prohibited** from parking on the property: motor homes, campers, boats, boat trailers, water vessels, commercial vehicles, unlicensed vehicles, inoperable vehicles and souped-up vehicles. Exceptions to these prohibitions may be granted for contractors and employees with permission of the Manager. Bicycles must be parked only in the areas provided for that purpose. All vehicles of residents (owners, guests and renters) must be registered with the Association office and display a tag or sticker.

"Commercial Vehicles" means all vehicles of every kind whatsoever (including regular passenger automobiles), which, from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial or charitable institution (e.g. church or school) markings, signs, displays, tools, equipment, racks, ladders, apparatus, or otherwise indicates a commercial or other non-personal use.

2. Owners are responsible for damages to common element areas incurred while moving in or out, or during remodeling. Owners will be assessed the cost for repairs of damages, plus a fine if determined by the Board.
3. Radio, television antennas, and satellite dishes, or wiring for any other purpose, may not be installed on the exterior of the buildings.
4. Signs, advertisements, notices or other lettering may not be exhibited, inscribed painted or affixed to/or on any part of any building.
5. Sidewalks, entrances, passages, vestibules, stairways, corridors and halls may not be obstructed or encumbered nor used for any purpose other than ingress and egress to and from the premises. Stairways are to be used only for the purpose intended, and may not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Wash lines of any kind may not be maintained outside the unit. Owners may not discard, or permit to fall, any item from the windows of the premises. Fire exits may not be obstructed in any manner.

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6. All common areas inside and outside the buildings must be used only for their intended purposes, and no articles belonging to owners, their guest or tenants may be kept therein or thereon. Such areas must, at all times, be kept free of obstruction.
7. Domestic help and/or service personnel may not gather or lounge in common areas.
8. All units will be used only for residential purposes.
9. The flooring of all units, except in foyers, kitchens and baths, above the first floor must include sound deadening underlay material, as approved by the Board of Directors. Sound deadening material is prohibited from use under flooring on balconies.
10. **Garbage:** Household trash must be separated from recyclable materials, placed in securely tied trash bags and disposed of in receptacles designated by the Association.
Cardboard: Clean cardboard boxes must be broken down to a flat condition and placed in the proper bins located on the ground level of each building.
Recycling: Clean recyclable material such as newspaper, glass, and plastic containers are to be taken to the ground floor of each building and deposited into recycling containers. No plastic bags!
Large Objects-Furniture, Appliances and Electronics: Large items are NOT to be put in Dumpster rooms. Place large items in the parking spot closest to the tennis court and Estero Blvd., in the south lot. Please call Advanced Disposal at 239-334-1224 for pickup. Put items out no sooner than 24 hours before the scheduled pickup. Please notify the office of scheduled date.
11. Installation of glass enclosures, hurricane shutters, sliding doors or windowed walls on the balconies must adhere to specifications and criteria established by the Association, which include: 1) application is to be submitted for Board approval, and include, as applicable, copy of shop drawings, copy of general liability insurance policy, copy of workman's compensation insurance policy and copy of contract; 2) all screws used to install framing must be 18-8 stainless steel X2.25" minimum; 3) doors and windows must have appropriate coastal wind rating; 4) caulking must be one part urethane; 5) screws and anchors installed in masonry must be epoxy encased or set in urethane; 6) all frames, including window/door frames, must be clear anodized or white aluminum; 7) glass must be clear or regular commodity bronze tint; 8) installation may not be attached to screen frames; and 9) hurricane shutters must be white or off-white in coloring.
12. Owners and the Manager may keep one pet only, (i.e., a dog, a cat or a bird) in their units. Guests and tenants are not allowed to keep a pet on the condominium property. Owners shall not allow pet to disturb the rights, comforts and convenience of other owners, either inside or outside of owners unit. When the pet is outside of the unit, the pet shall be kept on a leash and under owner's supervision at all times. Pets may not be tied to any fixed object anywhere on the condominium complex, including walkways, stairs, stairwells, parking lots, grassy area or any other place within the association complex. Owners must utilize the designated pet walks located in front of the tennis court along Estero Boulevard and the North Side of the tennis court. The Pet Waste station and bags are located on the North side tennis court lawn and all pet waste must be removed immediately. Owners shall not allow their pet to be brought into the swimming pool area, courtyard area, or other recreational facilities. If the Association determines any pet to be a nuisance to other owners, that pet must be removed from the premises. Owners will be liable for the entire amount of all damages caused by their pet. This applies to carpets, doors, walls, furniture, and any other part of the condominium complex, including landscaping. Cleaning, replacements, etc. shall be due immediately upon notice. These requirements are for pets, not service animals; however, where applicable owners of service animals must follow all appropriate rules.
13. No restriction as to minimum age applies to children who live or visit the Association. However, activities and behavior of children must be supervised by an adult, and children under

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the age of twelve (12) are not permitted in the pool or deck area, gym, tennis court, elevators, stairwells, walkways, social room or lobbies unless accompanied by an adult. The Board, or their designated representative, has the authority to require that an owner, guest, tenant or other adult responsible for a particular child remove the child from the common areas if the child's behavior, in their opinion, necessitates such action.

14. Leasing or renting of a unit is permitted, subject to provisions of the Condominium Declaration. Leases or rental agreements must be for periods of no less than one month or thirty (30) days, whichever is less. No sub-leasing by Lessee or a Licensing Agent is allowed.
15. An owner must maintain the unit in good condition and promptly pay all utilities or other charges metered separately to the unit.
16. Owners may neither make, nor cause to be made, structural additions, alterations, repairs, or remodeling of their unit in a manner which will affect the appearance of the exterior of the buildings, except with a written approval of the Association.
17. The Association will retain a pass key (s) to all units. Owners may not alter any lock or install a new lock on any door of the premises, without written approval of the Association, and provided a pass key for such approved lock, is furnished for the Association's use pursuant to its right of access to the unit.
18. All window coverings visible from the exterior of the unit must be either of white or beige lining on the exterior side to maintain uniformity.
19. Owners will not ignite, nor permit to be ignited, any fire, charcoal or gas cooker, burner, wood burner, or similar device within the confines of the unit or any common area, except as provided by the Association
20. Quiet hours are between 11 P.M. and 7 A.M. Owners, guests and tenants must be considerate of those around them. No excessive noise of any kind is allowed after 11 P.M
21. All persons entering the Association's property from the beach must remove sand and similar substance from their persons by means of brushes or hose (i.e., washing).
22. Common recreational facilities must be used in a manner which respects the rights of other owners and/or their guests. Use of recreational facilities is prohibited between the hours of 11:00 P.M. and 7:00 A.M., and specific recreational facilities are controlled by regulations set forth hereafter.
23. Use of roller skates, skateboards and roller blades is not permitted on the Association's property. Also use of Drones or similar flying apparatus taking off, landing or flying over Association property is prohibited.
24. Swimming pool rules are:
 1. Pool hours are between 9:00 A.M. and dusk
 2. No lifeguard on duty, swim at your own risk
 3. Pool gates must be closed and locked at all times
 4. NO DIVING
 5. Children under 12 must be accompanied by an adult
 6. Only noodles, small children's wings and rings allowed
 7. FOOD and GLASS are not allowed in pool area
 8. Children must wear swim diapers when appropriate
 9. No animals allowed in pool area
 10. No rough play, running in pool area or ball throwing

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11. No beverages allowed within 4 feet of pool edge
 12. Shower before entering the pool
 13. Do not remove any furniture from inside pool area
 14. Maximum allowed in pool area 49
 15. NO SMOKING or VAPING in the pool area
 16. Pool rope must remain attached at all times
 17. Earphones must be used with audio devices except during scheduled water aerobics
 18. Towels and personal belongings will not reserve chairs and lounges
 19. Rule violators may be denied use or access of the pool
25. Exercise room rules are: 1) hours are from 7:00 A.M. until 11:00 P.M.; 2) children under the age of twelve (12) must be accompanied by an adult; 3) owners, guests and tenants must be considerate of the equipment ; 4) lights and fans must be turned off upon exiting the room; and 5) access to the room is by a security key; 6) No sand on shoes or feet in the Exercise Room.
26. Tennis court rules are: 1) the tennis court must be used only by owners, or their guest and tenants; 2) playing hours are from 7:00 A.M. to 9:30pm; 3) only tennis shoes may be worn on the court; 4) reservations are required and may be made by posting name, unit number (required) and court time on sheets available at the court; 5) reservation's may be made up to three (3) days in advance for a maximum of one (1) hour for singles and one and a half (1 1/2) hours for doubles; 6) only one reservation per day, per owner, guest or tenant is allowed; 7) playing on a wet court is dangerous and prohibited; 8) sand must be cleaned from shoes before entering the court; 9) chairs, food and drink are not allowed inside the fenced area; 10) proper attire (i.e., shirts, shorts and tennis shoes) must be worn at all times; 11) owners, guests or tenants shall make every effort to cancel reserved court time 24 hours in advance; 12) and Guests not in residence must be accompanied by the unit owner.
27. All owners are responsible to follow all Creciente rules and regulations. All owners are responsible for ensuring that all renters and guests (tenants) follow all Creciente rules and regulations. The Unit Owner shall have the responsibility to bring the tenants' conduct into compliance with the rules and regulations by whatever actions are necessary. If the Unit Owner fails to bring the tenants into compliance, the Association may undertake whatever actions necessary, including eviction. The Unit Owner shall be responsible for any cost to the Association. Each owner is responsible for notifying the Office at least 15 days in advance of any renters and guests that will be staying overnight at Creciente in the absence of the owner. Each owner is responsible for providing a fee of \$100 for renters for each period they reside at Creciente, in absence of the owner. Each guest/renter is responsible for reporting to the Office on the first day the Office is open during their stay, at which time the Office staff shall provide a document of rules and regulations and require the guest/renter to sign to acknowledge their receipt of the document(s).
28. Community Room: Any requests by Unit Owners to use the Social Room must be made during normal business hours using the Social Room Reservation Application to the Office and will require the Unit Owner to agree with the Social Room Guidelines. That key is not to be copied by the Unit Owner.
29. Each unit has an assigned storage locker in the lower floor of each building. Do NOT place volatile, flammable liquids, obnoxious or odorous liquids, or paints in the lockers at any time. No items of any kind are to be stored in the walkways.
31. SMOKING OR VAPING is prohibited in the following common areas of Creciente property: all buildings, the garage, the garage deck, the pool area, the tennis courts, all grill areas, and the grassy area between and enclosing the North and South Buildings. Smoking and/or vaping is

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prohibited within 50 feet from the outside of all buildings. Owners may determine whether or not to allow smoking in their units.

Updated by Creciente Board of Directors, 12/23/19

FISCAL 2026 BUDGET

	2022 Budget	2023 Budget	2024 Budget	FY2025 Budget	ACTUAL CHARGES THRU 5-31- 2025	Proposed Final Budget June 12 2025
Revenue						
4110 Maintenance Fees	1,688,625	1,703,160	1,703,160	2,359,800		2,913,140
4120 Interest	600	2,000	2,000	16,000		16,000
4130 Late Fee / NSF Charges	1,000	1,000	1,000	0		0
4140 Consent to Transfer	1,000	0	0	1,000		1,000
4150 Security Keys	200	0	0			
4160 Faxes and Copy Fees	50	0	0			
4165 Rental Application Fees	6,000	0	0			2,000
4190 Miscellaneous Income	1,000	0	0			
Total 4100 Operating Funds	1,698,475	1,706,160	1,706,160	2,376,800		2,932,140
Expenditures						
Operating						
5100 Personnel						
5110 Salary ~ Manager	86,750	85,000	85,000	91,000	80,154	100,000
5120 Wages~Office Administrator	34,250	0	0	47,840	48,559	52,000
5130 Wages ~ Maintenance 1	39,520	62,000	62,000	52,200	20,907	55,000
5130 Wages ~ Maintenance 2						46,000
5132 Wages ~ Janitorial					46,737	0
5135 Maintenance Contract						
5140 Wages ~ Housekeeping						
5135 Maintenance Contract	2,000	0	0			
5145 Housekeeping Contractor	43,200	49,105	49,105	60,000	16,562	60,000
5155 - Wages Paid - All Staff						
5160 Soc. Sec. / Medicare Taxes						
5165 - Employer Payroll Taxes Paid	13,600	13,600	13,600	16,100	16,546	19,355
5170 Federal Unemployment (940)						
5175 Florida Unemployment Tax		2,000	2,000	900		450
5180 Health Insurance	7,300	7,300	7,300	0		0
5190 Continued Education	200	1,000	1,000	2,000	765	1,000
5195 Uniform Allowance	500	0	0	500		
Total 5100 Personnel	227,320	220,005	220,005	270,540	230,229	333,805
5200 Administration						
5210 Mileage Reimbursement						
5210 Mileage Reimbursement	600	0	0			
5220 Cell Phone	800	800	800	2,200	2,442	3,240
5230 Internet	5,070	1,000	1,000	3,600	2,999	3,600
5235 IT Equipment and Repair	1,000	1,000	1,000	5,000	1,873	0
5240 Postage and Delivery	600	0	0	2,000	617	1,000
5250 Copier / Fax Supplies	1,000	0	0	1,500	263	0
5260 Gen Off Supplies & Expense	3,000	0	0	2,500	11,791	6,000
5265 Election Cost	1,000	1,000	1,000	2,000		1,000
5270 Equipment Repair / Replacement	1,500	0	0	7,000	5,704	4,000
5280 Contingency		10,770	10,770			
5290 ~ Bad Debt Expense						
5295 State Licenses	1,000	1,000	1,000	1,500	723	1,000
Total 5200 Administration	15,570	15,570	15,570	27,300	26,412	19,840
5300 Transfers						
5318 Non SIRS replacement fund				95,000	87,083	147,000
5314 SIRS replacement fund				420,000	385,000	380,000
5310 Trans to Replacement Funds	435,000	255,000	255,000			
Total 5300 Transfers	435,000	255,000	255,000	515,000	472,083	527,000
5400 Professional						
5410 Legal Fees	20,000	20,000	20,000	40,000	32,782	25,000

FISCAL 2026 BUDGET

	2022 Budget	2023 Budget	2024 Budget	FY2025 Budget	ACTUAL CHARGES THRU 5-31- 2025	Proposed Final Budget June 12 2025
Refresh condo legal documents						15,000
5420 Audit Fees	4,775	4,775	4,775	6,500	6,000	6,500
5430 Contract Bookkeeping	7,000	10,950	10,950	14,000	12,089	15,000
5440 Property Management Software	10,450	6,500	6,500	10,000	6,630	16,500
A/c # Yearly SIRS replacement update				1,500	0	1,500
Total 5400 Professional	42,225	42,225	42,225	72,000	57,501	79,500
5500 Insurance						
5510 General Liability	23,888	30,000	30,000	27,338	26,133	43,050
xxxx Equipment Breakdown						4,107
5515 Environmental Liability	1,323	0	0	1,230	1,213	1,335
5518 Package: Cyber, D&O Liability, Crime	3,543	0	0	4,583	4,137	4,749
5520 Flood	192,414	227,000	227,000	228,880	175,320	258,950
5530 Property - full limits	226,612	393,000	393,000	481,075	437,485	912,161
5540 Umbrella	3,252	0	0	12,085	10,917	17,952
xxxx Excess D&O Liability						24,745
5550 Condo DIS						
5560 Workers Compensation	1,439	0	0	1,307	1,203	1,307
5570 Appraisal for Insurance	2,530	0	0			
Total 5500 Insurance	455,000	650,000	650,000	756,498	656,407	1,268,355
5600 Buildings						
5610 General Contracted	7,800	54,000	54,000	6,000	4,836	7,000
5615 Generator Repair and Maintenance	3,000	0	0	3,500	1,102	3,500
5620 Air Conditioner Maintenanc	2,500	0	0	1,650	1,052	1,650
5623 Roofing Repairs/inspections	3,000	0	0	4,500	350	4,500
5625 Electrical Repairs	6,000	0	0	3,000		4,000
5630 Plumbing	5,000	0	0	40,000	160,930	40,000
5633 Sewer Lines Cleanout	5,000	0	0	4,000		0
5635 Drywall Repairs and painting	2,000	0	0	12,000	36,395	12,000
5640 Pest Control Services	3,850	0	0	4,500	5,016	5,000
5650 Carpet Cleaning	1,000	0	0	7,000		7,000
5655 Asphalt Maintenance	100	0	0			0
5660 Water Pump Inspection	0	0	0			
5660 Water Pump Inspection	1,000	0	0	1,200		1,000
5670 Decorating Supplies	1,250	0	0	1,000	2,448	0
				12,000	11,041	14,000
5680 General Supplies	10,000	0	0			
5685 Unit 105	500	0	0			1,000
5690 Equipment Repair / Replacement	2,000	0	0	6,000	3,230	3,000
Total 5600 Buildings	54,000	54,000	54,000	106,350	226,401	103,650
5700 Elevators						
5710 General Maintenance	1,500	17,850	17,850	3,000	8,756	8,000
5720 Annual Contract	14,400	0	0	20,000	9,381	14,400
5730 License	450	0	0	500		500
5750 State Inspections	1,500	0	0	1,500		1,500
Total 5700 Elevators	17,850	17,850	17,850	25,000	18,137	24,400
5800 Grounds						
5810 General Contracted	500	52,178	52,178	1,000	0	
5815 Fountain Maintenance and Repairs	500	0	0			
5820 Landscape Contract	27,888	0	0	30,300	5,086	10,000
5825 Annual Plants / Mulch	6,000	0	0			0
5830 Tree Trimming	5,000	0	0			
5840 Irrigation	3,000	0	0			
5850 Beach Raking	1,440	0	0	1,440	720	1,440
5860 Palm Injections/xmas palm fertilizer	1,250	0	0			
5870 General Supplies	500	0	0	1,000	0	1,000
5880 Equipment Repair / Replacement	100	0	0			0
5890 Damaged Plants/Frost Prot.	6,000	0	0			

FISCAL 2026 BUDGET

	2022 Budget	2023 Budget	2024 Budget	FY2025 Budget	ACTUAL CHARGES THRU 5-31- 2025	Proposed Final Budget June 12 2025
Total 5800 Grounds	52,178	52,178	52,178	33,740	5,806	12,440
5900 Pool						
5910 General Contracted	13,000	16,000	16,000	14,100	0	12,000
Other Contracted work						
5920 Permit	250	0	0	300	0.00	300
5930 General Supplies	750	0	0	1,500	0	1,000
5940 Equipment Repair /Replace	2,000	0	0	3,000	0	0
Total 5900 Pool	16,000	16,000	16,000	18,900	0	13,300
6000 Fitness & Entertainment						
6010 Tennis Court Repair & Main	1,000	2,100	2,100	1,500	0	500
6020 Gym ~ General Contract	1,100	0	0	1,500	0	1,500
Total 6000 Fitness & Entertainment	2,100	2,100	2,100	3,000	0	2,000
6100 Security						
6110 General Contracted	5,000	33,000	33,000	5,000	3,170	5,000
6120 Fire Protection	25,000	0	0	27,000	13,901	19,400
6150 Fire Alarm Monitoring						
6160 Fire Extinguisher Inspect					1,055	1,000
6180 Gen Repair/Main & Supplies	1,000	0	0	1,000		
6190 General Supplies other				1,500	725	1,000
6195 Locks and Keys	2,000	0	0	5,000	1,074	2,000
Total 6100 Security	33,000	33,000	33,000	39,500	19,926	28,400
6200 Utilities						
6210 Cable Television	95,264	30,000	30,000	101,000	82,931	94,000
6215 Association Internet	68,715	24,000	24,000	73,000	37,434	73,000
6220 Electricity	35,377	60,000	60,000	38,000	17,739	50,000
6230 LP Gas	3,000	4,000	4,000	5,500	0	3,450
6240 Telephone	10,176	7,000	7,000	6,600	2,678	3,000
6250 Trash Removal	12,700	16,000	16,000	20,372	17,031	28,000
6260 Water & Sewer	123,000	60,000	60,000	139,500	92,536	143,000
		147,232	147,232			
Total 6200 Utilities	348,232	348,232	348,232	383,972	250,349	394,450
6300 Operating Projects Pool				125,000		125,000
6305 Mold and Mildew Cleanup					37,016	
6310 Flood proofing doors and Protection					82,790	
6315 East Building, West Lobby Rebuild					3,200	
6320 Parking lot behind Santini					7,000	
					-41,249	
Total 6300 Operating Projects Pool				125,000	88,758	125,000
Total Operating Budget Expenditures	1,698,475	1,706,160	1,706,160	2,376,800		2,932,140
Increase in budget FY26 vs FY25						555,340
						23.4%
Increase in budget FY26 vs FY25 excluding Insurance						43,483
						2.7%
Resulting Annual Maintenance Fees Required				2,359,800		2,913,140
Monthly Unit Maintenance				1,150		1,420

Creciente Condominium Association, Inc
Budget vs. Actuals: Through June 30, 2025

100% of the Year Elapsed

		Year to Date			
	June	Operating	Replacement	Annual Budget	% of Budget
Income					
4000 Replacement Funds			0.00	0.00	
4014 SIRS Maintenance Fees	35,000.00		420,000.00	420,000.00	100.00%
4018 Non-SIRS Maintenance Fees	7,916.67		95,000.04	95,000.00	100.00%
4022 Ian Interest	20,090.32		380,164.74	240,000.00	158.40%
4024 SIRS Interest	1,211.59		7,456.51	8,400.00	88.77%
4026 Non-SIRS Interest	273.56		1,683.05	1,900.00	88.58%
4035 Special Assessment			4,104,000.00	4,104,000.00	100.00%
IAN Ian Repair Funds			3,086,956.09	0.00	
Total 4000 Replacement Funds	\$ 64,492.14	\$ 0.00	\$ 8,095,260.43	\$ 4,869,300.00	166.25%
4100 Operating Funds		0.00		0.00	
4110 Maintenance Fees	195,500.00	2,346,000.00		2,359,800.00	99.42%
4120 Interest	1,279.01	37,269.99		16,000.00	232.94%
4130 Late Fee / NSF Charges	40.00	1,325.00		0.00	
4140 Consent to Transfer		2,668.00		1,000.00	266.80%
4165-Rental Application Fee	200.00	300.00		0.00	
Total 4100 Operating Funds	\$ 197,019.01	\$ 2,387,562.99		\$ 2,376,800.00	100.45%
Total Income	\$ 261,511.15	\$ 2,387,562.99	\$ 8,095,260.43	\$ 7,246,100.00	144.67%
Expenses					
4200 Replacement			0.00	0.00	
4600 Hurricane ian replacement costs			0.00	0.00	
4601 Remediation clean up costs	76,818.83		11,612,813.62	18,000,000.00	64.52%
4610 Federal Income Tax			114,368.00	0.00	
4630 hurricane Milton expenses			63,295.00	0.00	
4640 unit 200 south building flood insurance claim	-3,149.00		0.00	0.00	
Total 4600 Hurricane ian replacement costs	\$ 73,669.83	\$ 0.00	\$ 11,790,476.62	\$ 18,000,000.00	65.50%
Total 4200 Replacement	\$ 73,669.83	\$ 0.00	\$ 11,790,476.62	\$ 18,000,000.00	65.50%
5100 Personnel		0.00		0.00	
5110 Salary ~ Manager	7,692.30	87,846.10		91,000.00	96.53%
5120 Wages~Office Administrator	4,025.00	52,583.69		47,840.00	109.92%
5130 Wages ~ Maintenance	3,933.00	24,840.00		52,200.00	47.59%
5132 - Wages - Janitorial	3,956.00	50,693.00		0.00	
5145 Housekeeping Contractor	985.13	18,159.84		60,000.00	30.27%
5165 - Employer Payroll Taxes Paid	1,499.90	18,045.60		16,100.00	112.08%
5175 Florida Unemployment Tax		0.00		900.00	0.00%
5190 Continued Education		764.59		2,000.00	38.23%
5195 Uniform Allowance		0.00		500.00	0.00%
Total 5100 Personnel	\$ 22,091.33	\$ 252,932.82		\$ 270,540.00	93.49%
5200 Administration		0.00		0.00	
5220 Cell Phone		2,441.67		2,200.00	110.99%
5230 Internet		2,999.24		3,600.00	83.31%
5235 IT Equipment and Repairs	919.96	2,953.19		5,000.00	59.06%
5240 Postage and Delivery		616.86		2,000.00	30.84%
5250 Copier / Fax Supplies		263.08		1,500.00	17.54%

Creciente Condominium Association, Inc
Budget vs. Actuals: Through June 30, 2025

100% of the Year Elapsed

		Year to Date			
	June	Operating	Replacement	Annual Budget	% of Budget
5260 Gen Off Supplies & Expense	3,459.93	15,251.31		2,500.00	610.05%
5265 Election Costs		0.00		2,000.00	0.00%
5270 Equipment Replacement	300.10	6,003.88		7,000.00	85.77%
5295 State Licenses		723.00		1,500.00	48.20%
Total 5200 Administration	\$ 4,679.99	\$ 31,252.23		\$ 27,300.00	114.48%
5300 Transfers		0.00		0.00	
5310 Trans to Replacement Funds		0.00		0.00	
5314 Transfer to SIRS Fund	35,000.00	420,000.00		420,000.00	100.00%
5318 Transfer to Non-SIRS Fund	7,916.67	95,000.04		95,000.00	100.00%
Total 5300 Transfers	\$ 42,916.67	\$ 515,000.04		\$ 515,000.00	100.00%
5400 Professional		0.00		0.00	
5410 Legal Fees	12,394.63	24,412.27		40,000.00	61.03%
5412 Legal for Owner Inquiries/Disputes	10,307.50	31,071.53		0.00	
5420 Audit Fees		6,000.00		6,500.00	92.31%
5430 Contract Bookkeeping	1,405.37	13,494.83		14,000.00	96.39%
5440 Property Management Software	1,721.50	8,351.69		10,000.00	83.52%
5450 SIRS yearly update		0.00		1,500.00	0.00%
Total 5400 Professional	\$ 25,829.00	\$ 83,330.32		\$ 72,000.00	115.74%
5500 Insurance		0.00		0.00	
5510 General Liability	3,587.50	29,720.11		27,338.00	108.71%
5515 Environmental Liability	111.24	1,211.64		1,230.00	98.51%
5518 Executive lines (D&O & Crime, cyber)	395.79	4,532.70		4,583.00	98.90%
5519 D&O Additional	2,062.08	2,062.08		0.00	
5520 Flood	13,888.44	192,321.66		228,880.00	84.03%
5530 Property	76,013.44	513,498.20		481,075.00	106.74%
5535 Equipment Breakdown	342.21	342.21		0.00	
5540 Umbrella	1,496.00	12,407.96		12,085.00	102.67%
5560 Workers Compensation	102.00	1,267.98		1,307.00	97.01%
Total 5500 Insurance	\$ 97,998.70	\$ 757,364.54		\$ 756,498.00	100.11%
5600 Buildings		0.00		0.00	
5610 General Contracted		4,836.00		6,000.00	80.60%
5615 Generator Maintenance and Repair	456.89	1,559.20		3,500.00	44.55%
5620 Air Conditioner Maintenanc		1,052.00		1,650.00	63.76%
5623 Roofing Repairs		350.00		4,500.00	7.78%
5625 Electrical Repairs		0.00		3,000.00	0.00%
5630 Plumbing	15,242.00	177,115.41		40,000.00	442.79%
5633 Sewer Lines Cleanout		0.00		4,000.00	0.00%
5635 Drywall Repairs & painting	11,428.00	55,513.00		12,000.00	462.61%
5640 Pest Control Services		5,016.24		4,500.00	111.47%
5650 Carpet and Tile Cleaning		0.00		7,000.00	0.00%
5660 Water Pump Inspection		0.00		1,200.00	0.00%
5670 Decorating Supplies		2,447.68		1,000.00	244.77%
5680 General Supplies	54.47	11,095.58		12,000.00	92.46%
5690 Equipment Replacement		3,230.00		6,000.00	53.83%

Creciente Condominium Association, Inc
Budget vs. Actuals: Through June 30, 2025

100% of the Year Elapsed

		Year to Date			
	June	Operating	Replacement	Annual Budget	% of Budget
Total 5600 Buildings	\$ 27,181.36	\$ 262,215.11		\$ 106,350.00	246.56%
5700 Elevators		0.00		0.00	
5710 General Maintenance	234.30	8,990.70		3,000.00	299.69%
5720 Annual Contract		12,992.50		20,000.00	64.96%
5730 License		0.00		500.00	0.00%
5750 State Inspections		0.00		1,500.00	0.00%
Total 5700 Elevators	\$ 234.30	\$ 21,983.20		\$ 25,000.00	87.93%
5800 Grounds		0.00		0.00	
5810 General Contracted		0.00		1,000.00	0.00%
5820 Landscape Contract		5,086.01		30,300.00	16.79%
5850 Beach Raking	120.00	840.00		1,440.00	58.33%
5870 General Supplies		0.00		1,000.00	0.00%
Total 5800 Grounds	\$ 120.00	\$ 5,926.01		\$ 33,740.00	17.56%
5900 Pool		0.00		0.00	
5910 General Contracted		0.00		14,100.00	0.00%
5920 Permit		0.00		300.00	0.00%
5930 General Supplies		0.00		1,500.00	0.00%
5940 Equipment Replacement		0.00		3,000.00	0.00%
Total 5900 Pool	\$ 0.00	\$ 0.00		\$ 18,900.00	0.00%
6000 Fitness & Entertainment		0.00		0.00	
6010 Tennis Court Repair & Main		0.00		1,500.00	0.00%
6020 Gym ~ General Contract		0.00		1,500.00	0.00%
Total 6000 Fitness & Entertainment	\$ 0.00	\$ 0.00		\$ 3,000.00	0.00%
6100 Security		0.00		0.00	
6110 General Contracted		3,170.23		5,000.00	63.40%
6120 Fire Protection	1,544.59	15,445.90		27,000.00	57.21%
6160 Fire Extinguisher Inspect		1,055.00		0.00	
6180 Gen Repair/Main & Supplies		0.00		1,000.00	0.00%
6190 General Supplies		725.27		1,500.00	48.35%
6195 Locks and Keys		1,074.05		5,000.00	21.48%
Total 6100 Security	\$ 1,544.59	\$ 21,470.45		\$ 39,500.00	54.36%
6200 Utilities		0.00		0.00	
6210 Cable Television	13,372.60	96,303.64		101,000.00	95.35%
6215 Association Internet		37,433.52		73,000.00	51.28%
6220 Electricity	1,821.70	18,088.33		38,000.00	47.60%
6230 LP Gas		0.00		5,500.00	0.00%
6240 Telephone		2,678.34		6,600.00	40.58%
6250 Trash Removal		17,031.30		20,372.00	83.60%
6260 Water & Sewer	9,215.32	101,751.25		139,500.00	72.94%
Total 6200 Utilities	\$ 24,409.62	\$ 273,286.38		\$ 383,972.00	71.17%
6300 Operating Projects Pool		0.00		125,000.00	0.00%
6305 Mold & Mildew Cleanup	-2,502.10	34,513.81		0.00	
6310 flood proofing doors and protection	5,550.00	89,978.59		0.00	
6315 East Building, West Lobby Rebuild		3,200.00		0.00	

Creciente Condominium Association, Inc
Budget vs. Actuals: Through June 30, 2025

100% of the Year Elapsed

		Year to Date			
	June	Operating	Replacement	Annual Budget	% of Budget
6320 Parking Lot Behind Santini Plaza		7,000.00		0.00	
6325 South Bldg 2nd Floor Water Leak	55,570.98	15,822.14		0.00	
6330 East Bldg Plumbing Backup	22,430.19	22,430.19		0.00	
6335 South Bldg Lateral Line Repair	9,926.90	9,926.90		0.00	
Total 6300 Operating Projects Pool	\$ 90,975.97	\$ 182,871.63		\$ 125,000.00	146.30%
Total Expenses	\$ 411,651.36	\$ 2,407,632.73	\$ 11,790,476.62	\$ 20,376,800.00	69.68%
Net Income	-\$ 150,140.21	-\$ 20,069.74	-\$ 3,695,216.19		