## PELICAN LANDING CONDOMINIUM ASSOCIATION OF CHARLOTTE COUNTY, INC. 2022 Approved Budget with prior 2 years Budgets as of September 30, 2021

2022 Approved Budget with prior 2 years Budgets as of September 30, 2021									
REVENUE:	2022 Budget	2021 Budget	2020 Budget	Major Increase/ Decrease					
Maintenance Fees	<u>\$730,800</u>	<u>\$714,000</u>	<u>\$638,400</u>	Decrease					
OPERATING EXPENSES:									
Accounting	3,600	3,000	7,500						
Building Maintenance	19,000	12,000	15,000	7,000					
Condominium Fee	336	336	336	,					
Contingencies	5,000	4,400	5,000						
Debt Service-Elevator Modernization	34,366	34,307	0						
Dues,Licenses,Permits	2,000	1,900	1,600						
Electric	16,300	15,800	16,377						
Elevator Contract & Maintenance	12,000	12,000	20,000						
Fire Alarm/Extinguisher	2,000	2,000	2,500						
Insurance- Flood	101,400	101,550	89,250	-150					
Insurance-Gen'l/Wind/WC/Umbr	178,000	217,160	188,200	-39,160					
Landscape-contract	16,200	15,406	12,000						
Landscape- other	11,000	6,000	10,865	5,000					
Landscape-Palms/Mangroves	6,000	5,000	3,660						
Legal	4,000	2,500	2,000	1,500					
Management Fees	19,000	18,000	18,000						
Office Expense	3,936	3,328	3,000						
Payroll & Payroll Taxes-Maint	44,500	42,000	35,000	2,500					
Pest Control	4,800	4,500	4,500						
Pool Maintenance	3,400	3,000	3,000						
Pool/Spa Contract	4,630	3,900	3,900						
Telephone	6,300	5,900	5,750						
Water/Sewer	61,000	<u>59,400</u>	<u>57,200</u>						
TOTAL OPERATING EXPENSES	\$558,768	\$573,387	\$504,638	-14641					
TOTAL RESERVES BUDGET	<u>\$172,032</u>	<u>\$140,613</u>	<u>\$133,762</u>	32785					
TOTAL EXPENSES	<u>\$730,800</u>	<u>\$714,000</u>	<u>\$638,400</u>						
Net Ordinary Income/Loss	0	0	0						
QUARTERLY ASSESSMENT:									
Operations	1,663	1,707	1,502						
Reserves	512	<u>418</u>	<u>398</u>						
TOTAL PER MEMBER	<u>\$2,175</u>	<u>\$2,125</u>	<u>\$1,900</u>						
ANNUAL:									
Operations	6,652	6,826	6,008						
Reserves	2,048	<u>1,674</u>	<u>1,592</u>						
TOTAL PER MEMBER	<u>\$8,700</u>	<u>\$8,500</u>	<u>\$7,600</u>						
ANNUAL BUDGET:									
Operations	558,768	573,387	504,638						
Reserves	<u>172,032</u>	<u>140,613</u>	<u>133,762</u>						
TOTAL ANNUAL BUDGET	<u>\$730,800</u>	<u>\$714,000</u>	<u>\$638,400</u>	\$16,800					

	PELICAN LAN	IDING CODOI	MINIUM ASSOC	IATION OF CHA	RLOTTE COU	NTY, INC.				
	2022 APPRO	VED RESERVE	S BUDGET as o	f September 30,	2021					
	FOR THE YEAR JANUARY 1, THROUGH DECEMBER 31, 2022									
TOI			ESTIMATED	ESTIMATED	PROPOSED	BALANCE TO	ANNUAL	COMPUTED	BUDGETED	EST. BALANCE
	TOTAL		REPLACEMENT		TRANSFERS	FUND	REQUIRED	2022		DECEMBER 31,
	LIFE(YEARS)	LIFE(YEARS)	COST	DEC 31,2021			FUNDING	ASSESSMENT	Costs	2022
POOL & SPA	20	20	60,000	15,000		45,000	2,250	2,250	0	17,250
ROOF	35	33	582,400	29,569		552,831	16,752	16,752	. 0	46,321
						0				0
PAINTING	10	5	124,800	53,969		70,831	14,166	14,166	0	68,135
	_	_				0			_	0
PAVING	8	2	86,500	53,207		33,293	16,647	16,647	0	69,854
TENINIC	8	2	10,400	9,023		9,023	688	688	0	9,711
TENNIS	0		10,400	9,023		9,023	000	000	0	9,711
DECK,DOCK & SEAWALL	UNKNOWN	1	200,000	188,595		11,405	11,405	11,405	200,000	0
						0				0
ELEVATORS	20	18	624,000	79,123		544,877	30,271	30,271	0	109,394
						0				0
BUILDINGS	SEE NOTE	1		27,328		79,853	79,853	79,853		107,181
			44 500 400	4.== 0.1		0	44=0.000	44=0.000	4000 000	4.07.0.6
TOTALS			\$1,688,100	\$455,814		\$1,347,113	\$172,032	\$172,032	\$200,000	\$427,846
The ANNUAL REQUIRED I	FUNDING has	been compu	ı ted on a Straigh	t Line Method fo	r all Reserve	Accounts based	l on Estimate	d Total Life, Es	timated Rem	i aining Life and
Estimated Replacement (	Cost EXCEPT F	OR BUILDING	iS.							
ANNUAL REQUIRED FUN	DING FOR TH	E BUILDINGS .	ACCOUNT IS BA	SED ON THE FOI	LOWING FOR	RMULA:				
BUILDING RESERVE ANNI	JAL FUNDING	WILL EQUAL	TOTAL RESERV	ES BUDGETED FI	JNDING LESS	BUDGETED FUN	IDING FOR AL	L OTHER RESE	RVES BASED	ON
THE STRAIGHTLINE METH	IOD.									
BUILDINGS RESERVE FUN	ID COMPUTIN	IG AS FOLLOV	VS:							
YEAR JANUARY 1 THROUGH DECEMBER 31,2021 TOTAL MAINTENANCE FEES					\$730,800					
SUBTRACT YEAR JANUAR			•	TIONS BUDGET		558,768				
LESS FUNDING FOR ALL OTHER RESERVES (AS ABOVE)					92,179					
YEAR JANUARY 1 THROU	GH DECEMBE I	R 31,2021 BU	ILDING RESERV	E FUNDING		<u>\$79,853</u>				