

PELICAN LANDING CONDOMINIUM ASSOCIATION OF CHARLOTTE COUNTY, INC.

2024 Proposed Budget with prior 3 years Budgets

| | 2024 Budget | 2023 Budget | 2022 Budget | 2021 Budget | Major 2024 Increase/ Decrease |
|-------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------------------|
| REVENUE: | | | | | |
| Maintenance Fees | <u>\$913,920</u> | <u>\$798,000</u> | <u>\$730,800</u> | <u>\$714,000</u> | |
| OPERATING EXPENSES: | | | | | |
| Accounting | 3,000 | 3,000 | 3,600 | 3,000 | |
| Building Maintenance | 20,000 | 24,000 | 19,000 | 12,000 | -4,000 |
| Condominium Fee | 336 | 336 | 336 | 336 | |
| Contingencies | 4,000 | 5,000 | 5,000 | 4,400 | |
| Debt Service-Elevator Modernization | 34,366 | 34,366 | 34,366 | 34,307 | |
| Dues,Licenses,Permits | 2,000 | 2,000 | 2,000 | 1,900 | |
| Electric | 25,000 | 22,000 | 16,300 | 15,800 | 3,000 |
| Elevator Contract & Maintenance | 13,000 | 13,000 | 12,000 | 12,000 | |
| Fire Alarm/Extinguisher | 2,400 | 2,400 | 2,000 | 2,000 | |
| Insurance- Flood | 86,000 | 100,000 | 101,400 | 101,550 | -14,000 |
| Insurance-Gen'l/Wind/WC/Umbr | 270,000 | 190,000 | 178,000 | 217,160 | 80,000 |
| Landscape-contract | 40,854 | 18,000 | 16,200 | 15,406 | 22,854 |
| Landscape- other | 8,000 | 12,000 | 11,000 | 6,000 | -4,000 |
| Landscape-Palms & Mangroves | 7,000 | 6,500 | 6,000 | 5,000 | |
| Legal | 10,000 | 3,500 | 4,000 | 2,500 | 6,500 |
| Management Fees | 22,000 | 20,000 | 19,000 | 18,000 | 2,000 |
| Office Expense | 5,008 | 4,014 | 3,936 | 3,328 | |
| Payroll & Payroll Taxes-Maint | 52,000 | 47,000 | 44,500 | 42,000 | 5,000 |
| Pest Control | 4,800 | 4,800 | 4,800 | 4,500 | |
| Pool Maintenance | 4,500 | 3,600 | 3,400 | 3,000 | |
| Pool/Spa Contract | 5,400 | 4,500 | 4,630 | 3,900 | |
| Telephone/Wi-Fi | 7,000 | 7,300 | 6,300 | 5,900 | |
| Water/Sewer | <u>67,500</u> | <u>65,000</u> | <u>61,000</u> | <u>59,400</u> | 2500 |
| TOTAL OPERATING EXPENSES | <u>\$694,164</u> | <u>\$592,316</u> | <u>\$558,768</u> | <u>\$573,387</u> | 99,854 |
| TOTAL RESERVES BUDGET | <u>226,476</u> | <u>205,684</u> | <u>\$172,032</u> | <u>\$140,613</u> | 20,792 |
| TOTAL EXPENSES | <u>\$920,640</u> | <u>\$798,000</u> | <u>\$730,800</u> | <u>\$714,000</u> | |
| Net Ordinary Income/Loss | | | 0 | 0 | |
| QUARTERLY ASSESSMENT: | | | | | |
| Operations | 2,066 | 1763 | 1,663 | 1,707 | |
| Reserves | 674 | 612 | 512 | 418 | |
| TOTAL PER MEMBER | <u>\$2,740</u> | <u>\$2,375</u> | <u>\$2,175</u> | <u>\$2,125</u> | 365/QTR |
| ANNUAL: | | | | | |
| Operations | 8,264 | 7,052 | 6,652 | 6,826 | |
| Reserves | 2,696 | 2,448 | 2,048 | 1,674 | |
| TOTAL PER MEMBER | <u>\$10,960</u> | <u>\$9,500</u> | <u>\$8,700</u> | <u>\$8,500</u> | 1,380/yr |
| ANNUAL BUDGET: | | | | | |
| Operations | 694,164 | 592,316 | 558,768 | 573,387 | 17.19% |
| Reserves | 226,476 | 205,684 | 172,032 | 140,613 | 10.11% |
| TOTAL ANNUAL BUDGET | <u>\$920,640</u> | <u>\$798,000</u> | <u>\$730,800</u> | <u>\$714,000</u> | 15.37% |

