

PELICAN LANDING CONDOMINIUM ASSOCIATION OF CHARLOTTE COUNTY, INC.

2025 Approved Budget with prior 3 years Budgets

	2025 Budget	2024 Budget	2023 Budget	2022 Budget	Major 2025 Increase/ Decrease
REVENUE:					
Maintenance Fees	<u>\$937,440</u>	<u>\$913,920</u>	<u>\$798,000</u>	<u>\$730,800</u>	
OPERATING EXPENSES:					
Accounting	3,000	3,000	3,000	3,600	
Building Maintenance	25,000	20,000	24,000	19,000	5,000
Condominium Fee	336	336	336	336	
Contingencies	5,000	4,000	5,000	5,000	1,000
Debt Service-Elevator Modernization	34,366	34,366	34,366	34,366	
Dues,Licenses,Permits	2,000	2,000	2,000	2,000	
Electric	28,000	25,000	22,000	16,300	3,000
Elevator Contract & Maintenance	13,000	13,000	13,000	12,000	
Fire Alarm/Extinguisher	2,400	2,400	2,400	2,000	
Insurance- Flood	76,000	86,000	100,000	101,400	-10,000
Insurance-Gen'l/Wind/WC/Umbr	280,000	270,000	190,000	178,000	10,000
Landscape-contract	40,854	40,854	18,000	16,200	
Landscape- other	8,000	8,000	12,000	11,000	
Landscape-Palms & Mangroves	7,500	7,000	6,500	6,000	
Legal	5,000	10,000	3,500	4,000	-5,000
Management Fees	22,000	22,000	20,000	19,000	2,000
Office Expense	6,473	5,008	4,014	3,936	
Payroll & Payroll Taxes-Maint	63,500	52,000	47,000	44,500	11,500
Pest Control	5,400	4,800	4,800	4,800	
Pool Maintenance	4,500	4,500	3,600	3,400	
Pool/Spa Contract	5,400	5,400	4,500	4,630	
Security	3,000	0	0	0	3,000
Telephone/Wi-Fi	7,500	7,000	7,300	6,300	
Water/Sewer	<u>72,000</u>	<u>67,500</u>	<u>65,000</u>	<u>61,000</u>	4500
TOTAL OPERATING EXPENSES	720,229	\$694,164	\$592,316	\$558,768	25,000
TOTAL RESERVES BUDGET	<u>217,211</u>	<u>226,476</u>	<u>205,684</u>	<u>\$172,032</u>	-9,265
TOTAL EXPENSES	<u>937,440</u>	<u>\$920,640</u>	<u>\$798,000</u>	<u>\$730,800</u>	
Net Ordinary Income/Loss	0			0	
QUARTERLY ASSESSMENT:					
Operations	2,143	2,066	1763	1,663	
Reserves	647	674	612	512	
TOTAL PER MEMBER	<u>\$2,790</u>	<u>\$2,740</u>	<u>\$2,375</u>	<u>\$2,175</u>	50/QTR
ANNUAL:					
Operations	8,572	8,264	7,052	6,652	
Reserves	2,588	2,696	2,448	2,048	
TOTAL PER MEMBER	<u>\$11,160</u>	<u>\$10,960</u>	<u>\$9,500</u>	<u>\$8,700</u>	200/yr
ANNUAL BUDGET:					
Operations	720,229	694,164	592,316	558,768	17.19%
Reserves	217,211	226,476	205,684	172,032	10.11%
TOTAL ANNUAL BUDGET	<u>\$937,440</u>	<u>\$920,640</u>	<u>\$798,000</u>	<u>\$730,800</u>	15.37%

	PELICAN LANDING CODOMINIUM ASSOCIATION OF CHARLOTTE COUNTY, INC.						
	2025 APPROVED RESERVES BUDGET						
	FOR THE YEAR JANUARY 1 THROUGH DECEMBER 31, 2025						
Previous Calculation Method							
RESERVE ACCOUNT	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED			
	TOTAL	REMAINING	REPLACEMENT	BALANCE			
	LIFE(YEARS)	LIFE(YEARS)	COST	December 31,2024			
POOL & SPA	20	17	64,300	7,940			
ROOF	35	30	623,900	81,844			
PAINTING	10	2	133,600	100,167			
PAVING	8	1	100,000	100,000			
TENNIS	7	6	13,000	1,857			
DECK,DOCK & SEAWALL	UNKNOWN	1	250,000	230,000			
ELEVATORS	20	15	668,400	118,500			
BUILDINGS	SEE NOTE	1		10,393			
TOTALS			\$1,853,200	\$650,701			
New Caclulation Method Required by new law							
	Est Life	Remaining life	Replacement cost	12/31/2024	2025 Reserve	2025 Estimated	Estimated Balance
				Balance		Expenditures	Dec-25
SIRS	various	5-30 years	2,148,740	182,011	151,247	172,500	160,758
CRS	various	5-40 years	1,282,505	468,690	65,964	308,000	226,654
Totals			\$3,431,245.00	\$650,701	\$217,211	\$480,500	\$387,412
SIRS- Structural Integrity Reserve Study: Includes all components of the buildings including Roof, Painting, Stucco, Doors, Electrical,							
		Plumbing, Fire protection, etc					
CRS- Common Area Reserve Study: Includes Elevator, Grounds, Pavement, Pool & Spa, Clubhouse, etc							
We are using the Pooled Method instead of the Specific Identification Method used in the past							