

PELICAN LANDING CONDOMINIUM ASSOCIATION OF CHARLOTTE COUNTY, INC.

2022 Approved Budget with prior 2 years Budgets as of September 30, 2021

	2022 Budget	2021 Budget	2020 Budget	Major Increase/ Decrease
REVENUE:				
Maintenance Fees	<u>\$730,800</u>	<u>\$714,000</u>	<u>\$638,400</u>	
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	<u>61,000</u>	<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	418	398	
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	1,674	1,592	
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

