

33 Units														
			2020	2021	2022	2023	2024	2025	2025	2026	2026	67.06200%	30.38650%	2.55245%
			ANNUAL	ANNUAL	ANNUAL	ANNUAL	ANNUAL	ANNUAL	Actual	ANNUAL	MONTHLY	20 UNITS	12 UNITS	1 UNIT
	G/L Elite)	G/L (WB)	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	Spent*	BUDGET	BUDGET	TYPE (A)	TYPE (B)	TYPE (C)
Association income														
MAINTENANCE FEES	6310		\$ 155,870.00	\$ 161,870.00	\$ 164,220.00	\$ 183,268.00	\$ 220,200.00	\$ 239,459	\$ 206,463	\$ 208,759	\$ 17,397	\$ 583.32	\$ 440.52	\$ 444.04
RESERVE ASSESSMENT	6320		\$ 8,638.00	\$ 8,638.00	\$ 8,638.00	\$ 5,651.00	\$ 10,093.00	\$ 10,094	\$ 10,094	\$ 10,094	\$ 841	\$ 28.21	\$ 21.30	\$ 21.47
Subtotal			\$ 164,508.00	\$ 170,508.00	\$ 172,858.00	\$ 188,919.00	\$ 230,293.00	\$ 249,553	\$ 216,557	\$ 218,853	\$ 18,238	\$ 611.53	\$ 461.82	\$ 465.51
											2025 Rate	\$ 643.50	\$ 485.96	\$ 489.84
											Difference	\$ (31.97)	\$ (24.14)	\$ (24.33)
TOTAL COUPON			\$ 164,508.00	\$ 170,508.00	\$ 172,858.00	\$ 188,919.00	\$ 230,293.00	\$ 249,553.00	\$ 216,557.44	\$ 218,853.00	\$ 18,237.75	\$ 611.53	\$ 461.82	\$ 465.51
EXPENSES														
ADMINISTRATIVE EXPENSES														
ACCOUNTING/LEGAL EXPENSE	7010	5000	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000	\$ -	\$ 800	\$ 67	\$ 2.25	\$ 1.70	\$ 1.71
Professional Fees						\$ 1,200.00	\$ 2,000.00	\$ 2,000	\$ 579	\$ 1,500	\$ 125	\$ 4.19	\$ 1.90	\$ 0.16
INSURANCE	7710		\$ 27,000.00	\$ 33,000.00	\$ 40,000.00	\$ 40,000.00	\$ 90,000.00	\$ 103,000	\$ 92,226	\$ 83,000	\$ 6,917	\$ 231.93	\$ 175.15	\$ 176.55
LOAN PAYMENTS	7800		\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000	\$ 9,646	\$ 24,000	\$ 2,000	\$ 67.06	\$ 50.64	\$ 51.05
LICENSES & FEES	7850		\$ 400.00	\$ 400.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000	\$ 502	\$ 1,000	\$ 83	\$ 2.78	\$ 2.10	\$ 2.12
MANAGEMENT FEES	7860		\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,563.00	\$ 8,000.00	\$ 8,339	\$ 8,339	\$ 8,339	\$ 695	\$ 23.30	\$ 17.60	\$ 17.74
OFFICE SUPPLIES EXPENSE	8150		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000	\$ 1,626	\$ 600	\$ 50	\$ 1.68	\$ 1.27	\$ 1.28
TOTAL ADMINSTRATIVE EXPENSE			\$ 62,400.00	\$ 68,400.00	\$ 76,000.00	\$ 76,763.00	\$ 127,000.00	\$ 140,339	\$ 112,918	\$ 119,239	\$ 9,937	\$ 333.20	\$ 251.63	\$ 253.64
UTILITIES														
ELECTRIC	7400		\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 12,083.00	\$ 14,000	\$ 12,000	\$ 9,787	\$ 10,000	\$ 833	\$ 27.93	\$ 21.09	\$ 21.26
TELEPHONE	8300		\$ 2,500.00	\$ 2,500.00	\$ 4,000.00	\$ 10,560.00	\$ 5,000	\$ 6,000	\$ 6,429	\$ 5,000	\$ 417	\$ 13.98	\$ 10.56	\$ 10.64
TRASH REMOVAL	8310		\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ 6,200.00	\$ 5,000	\$ 5,000	\$ 6,132	\$ 6,300	\$ 525	\$ 17.60	\$ 13.29	\$ 13.40
WATER & SEWER	8330		\$ 36,500.00	\$ 36,500.00	\$ 35,500.00	\$ 39,080.00	\$ 39,080	\$ 41,000	\$ 38,400	\$ 36,000	\$ 3,000	\$ 100.59	\$ 75.97	\$ 76.57
TOTAL UTILITIES EXPENSE			\$ 52,200.00	\$ 52,200.00	\$ 52,700.00	\$ 67,923.00	\$ 63,080.00	\$ 64,000	\$ 60,747	\$ 57,300	\$ 4,775	\$ 160.11	\$ 120.91	\$ 121.88
MAINTENANCE, RPRS & SVCS														
MISC REPAIRS & MAINTENANCE	8200		\$ 20,000.00	\$ 20,000.00	\$ 11,600.00	\$ 11,600.00	\$ 6,000	\$ 8,000	\$ 12,091	\$ 8,000	\$ 667	\$ 22.37	\$ 16.89	\$ 17.02
FIRE ALARM / INSPECTIONS	7510		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200	\$ 1,200	\$ 798	\$ 1,000	\$ 83	\$ 2.78	\$ 2.10	\$ 2.12
ELEVATORS CONTRACT	7420		\$ 1,200.00	\$ 1,200.00	\$ 1,700.00	\$ 2,200.00	\$ 2,200	\$ 3,000		\$ 2,000	\$ 167	\$ 5.60	\$ 4.23	\$ 4.26
ELEVATORS REPAIRS	7430		\$ 462.00	\$ 462.00	\$ 500.00	\$ 462.00	\$ -	\$ 2,000	\$ 1,465	\$ 1,500	\$ 125	\$ 4.19	\$ 3.17	\$ 3.19
TOTAL MAINTENANCE & REPAIR EXPENSE			\$ 22,862.00	\$ 22,862.00	\$ 15,000.00	\$ 15,462.00	\$ 9,400	\$ 14,200	\$ 14,354	\$ 12,500	\$ 1,042	\$ 34.94	\$ 26.39	\$ 26.60
GROUNDS MAINTENANCE														
JANITORIAL SERVICE	7750		\$ 8,220.00	\$ 8,220.00	\$ 10,620.00	\$ 10,620.00	\$ 8,220	\$ 8,220	\$ 9,162	\$ 8,220	\$ 685	\$ 22.97	\$ 17.35	\$ 17.48
LAWN SERVICE	7810		\$ 5,100.00	\$ 5,100.00	\$ 5,100.00	\$ 5,100.00	\$ 5,100	\$ 5,100	\$ 4,590	\$ 5,000	\$ 417	\$ 13.98	\$ 10.56	\$ 10.64
POOL MAINTENANCE	8130		\$ 1,008.00	\$ 1,008.00	\$ 1,000.00	\$ 3,600.00	\$ 3,600	\$ 3,600	\$ 2,910	\$ 3,000	\$ 250	\$ 8.38	\$ 6.33	\$ 6.38
PEST CONTROL	8110		\$ 1,680.00	\$ 1,680.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800	\$ 2,000	\$ 1,782	\$ 2,000	\$ 167	\$ 5.60	\$ 4.23	\$ 4.26
IRRIGATION SERVICE	7730		\$ 1,200.00	\$ 1,200.00	\$ 800.00	\$ 800.00	\$ 800	\$ 800	\$ -	\$ 300	\$ 25	\$ 0.84	\$ 0.63	\$ 0.64
TREE TRIMMING	8320		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ 100	\$ 3.35	\$ 2.53	\$ 2.55
TOTAL GROUNDS MAINTENANCE EXPENSE			\$ 18,408.00	\$ 18,408.00	\$ 20,520.00	\$ 23,120.00	\$ 20,720.00	\$ 20,920	\$ 18,444	\$ 19,720	\$ 1,644	\$ 55.12	\$ 41.63	\$ 41.96
RESERVES EXPENSE														
PAINT	9015		\$ 4,571.00	\$ 4,571.00	\$ 4,571.00	\$ 5,079.00	\$ 4,571	\$ 4,571	\$ 4,571	\$ 4,571	\$ 381	\$ 12.78	\$ 9.65	\$ 9.72
PAVING	9020		\$ 267.00	\$ 267.00	\$ 267.00	\$ 297.00	\$ 306	\$ 306	\$ 306	\$ 306	\$ 26	\$ 0.87	\$ 0.66	\$ 0.66
Pool	9025		\$ 100.00	\$ 100.00	\$ 100.00	\$ 150.00	\$ 216	\$ 216	\$ 216	\$ 216	\$ 18	\$ 0.60	\$ 0.46	\$ 0.46
LIGHTING	9035		\$ 100.00	\$ 100.00	\$ 100.00	\$ 125.00	\$ -	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -
ROOF	9050		\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 417	\$ 13.98	\$ 10.56	\$ 0.89
TOTAL RESERVE EXPENSE			\$ 8,638.00	\$ 8,638.00	\$ 8,638.00	\$ 5,651.00	\$ 10,093.00	\$ 10,094	\$ 10,094	\$ 10,094	\$ 842	\$ 28.23	\$ 21.32	\$ 21.49
Total Association Expense			\$ 164,508.00	\$ 170,508.00	\$ 172,858.00	\$ 188,919.00	\$ 230,293.00	\$ 249,553		\$ 218,853	\$ 18,241	\$ 611.61	\$ 461.87	\$ 465.57
BOARD MEMBER	approve by													DATE
PROPERTY MGR	approve by													DATE
ACCOUNTING MGR	prepare by													DATE

Note: Yearly Actual spent Nov/Dec are estimates based on prior 10 months

This budget has been prepared from expenses that may or may not have included contingencies which have arisen from extensive legal or unpaid master association fees or other fees unknown at the time of preparation. Percentage of ownership is based on prior budgets. These amounts are the representation of the Board members of your property and not that of West Broward.