

## CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH

## PROPOSED BUDGET 2021-2022

## NO RESERVE

REVENUE		BUDGET 2020/2021	BUDGET 2021/2022
311100	MAINTENANCE ASSESSMENT	\$ 2,343,375.52	\$ 2,343,375.52
312100	LATE FEES INTEREST INCOME	\$ 4,500.00	\$ 2,000.00
312101	INTEREST BANK	\$ 200.00	\$ 150.00
312200	LATE FEE INCOME	\$ 2,000.00	\$ 750.00
312413	REGISTRATION INCOME	\$ -	\$ -
	<b>TOTAL INCOME</b>	<b>\$ 2,350,075.52</b>	<b>\$ 2,346,275.52</b>
<b>OPERATING EXPENSES:</b>			
412009	AIR CONDITIONING	\$ 5,000.00	\$ 5,000.00
413201	ELECTRICAL / ELEVATOR ROOM	\$ 5,500.00	\$ 15,000.00
413209	HANDICAP ELEVATORS	\$ 3,000.00	\$ 4,000.00
413215	ALARM AND FIRE SYSTEM	\$ 4,000.00	\$ 6,000.00
413306	DOOR REPLACEMENT / GARAGE	\$ 5,000.00	\$ -
413309	GENERAL REPAIRS & SUPPLIES	\$ 40,000.00	\$ 40,000.00
413314	LANDSCAPING REPLACEMENT	\$ 4,000.00	\$ 8,000.00
413315	GENERATOR REPAIRS	\$ 5,000.00	\$ 3,000.00
413515	PLUMBING & BOILER	\$ 7,000.00	\$ 15,000.00
413601	POOL REPAIRS	\$ 3,000.00	\$ 5,000.00
414102	MAINT. SHOP TOOLS	\$ 3,000.00	\$ 4,000.00
414105	MISCELLANEOUS	\$ 2,000.00	\$ 2,000.00
414109	MAINTENANCE SUPPLIES	\$ 4,000.00	\$ 5,000.00
414201	POOL / FURNITURE	\$ 5,000.00	\$ 2,000.00
414202	LOBBY FURNITURE	\$ 7,000.00	\$ 6,500.00
414203	POOL BATHROOM REMODELING	\$ 26,000.00	\$ -
414204	LOBBY POLISH		\$ 3,500.00
414205	BOILER	\$ 1,780.00	\$ 780.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 128,500.00</b>	<b>\$ 124,780.00</b>
<b>CONTRACTS</b>			
412009	AIR CONDITIONER	\$ 15,000.00	\$ -
412010	PROTECTION ONE (CAMERAS)	\$ 7,712.52	\$ 8,406.60
412015	ALARM AND FIRE SYSTEM	\$ 6,253.08	\$ 6,253.08
412109	CABLE TELEVISION / directv	\$ 45,632.64	\$ 47,854.80
412209	MAINT. FOR 4 ELEVATORS SERVICE	\$ -	\$ 8,400.00
412309	PEST CONTROL	\$ 8,493.66	\$ 8,493.66
412509	CLEANING SERVICES	\$ 130,108.80	\$ 130,108.80
412515	LANDSCAPING	\$ 5,040.00	\$ 5,040.00
412615	POOL SERVICING	\$ 22,800.00	\$ 22,800.00
412709	SECURITY	\$ 180,000.00	\$ 175,000.00
412711	SIGN CONTRACT	\$ 2,316.00	\$ 2,316.00
412715	WASTE REMOVAL	\$ 45,000.00	\$ 47,945.52
412835	VALET	\$ 253,516.00	\$ 137,248.91
412860	WATER TREATMENT	\$ 3,540.00	\$ 3,336.00
413315	EMERGENCY GENERATOR	\$ 2,808.84	\$ 2,808.84
414105	CREATIVE FOLIAGE PLANTS	\$ -	\$ 3,338.40
414108	BANK LOAN	\$ 99,626.40	\$ 99,626.40
415115	ATT/Atlantic Br INTERNET / CAMERAS	\$ 45,000.00	\$ 55,058.52
415117	MULTIPLE SAVINGS UTILITIES	\$ 18,000.00	\$ 10,000.00
422712	WINDOW CLEANING	\$ 3,500.00	\$ 5,000.00
422713	NEW CHILLER LOAN (7 YEARS)		\$ 196,196.00
	<b>TOTAL CONTRACTS</b>	<b>\$ 894,347.94</b>	<b>\$ 975,231.53</b>
<b>UTILITIES</b>			
415101	ELECTRIC	\$ 212,000.00	\$ 205,000.00
415109	GAS/POOL/RESTAURANT /BOILER	\$ 25,668.43	\$ 23,000.00
415201	WATER AND SEWER	\$ 330,000.00	\$ 320,000.00
	<b>TOTAL UTILITIES</b>	<b>\$ 567,668.43</b>	<b>\$ 548,000.00</b>

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH**

**PROPOSED BUDGET 2021-2022**

**NO RESERVE**

		<u>BUDGET 2020/2021</u>	<u>BUDGET 2020/2021</u>
<b>ADMINISTRATIVE</b>			
41127	BANK CHARGES	\$ 900.00	\$ 900.00
41119	AUDIT FEES	\$ 6,000.00	\$ 6,000.00
41122	BAD DEBT EXP.	\$ 46,693.44	\$ 44,323.83
41145	INSURANCE	\$ 317,925.00	\$ 327,978.45
41151	PROFESSIONAL FEES / LEGAL	\$ 70,000.00	\$ 70,000.00
41155	LICENSES AND PERMITS	\$ 20,000.00	\$ 15,000.00
41177	OFFICE EXPENSE	\$ 300.00	\$ 300.00
41181	OFFICE PRINTING AND POSTAGE	\$ 5,300.00	\$ 5,800.00
412601	MANAGEMENT	\$ 90,071.52	\$ 90,071.52
412611	PARKING EXPENSE	\$ 45,500.00	\$ -
412840	PROCESSING FEE	\$ 1,500.00	\$ 1,500.00
414107	CONDO ASSOCIATION FEE CU 52	\$ 937.19	\$ 937.19
414203	FEES PAYABLE TO THE DIVISION	\$ 1,152.00	\$ 1,152.00
415201	ADMIN TELEPHONE	\$ 5,700.00	\$ 3,500.00
415202	ON SITE SUPERVISOR	\$ 20,800.00	\$ -
416101	PAYROLL	\$ 125,000.00	\$ 130,801.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 757,779.15</b>	<b>\$ 698,263.99</b>
	<b>RESERVE TRANSFER</b>		
	<b>TOTAL EXPENSES</b>	<b>\$ 2,350,075.52</b>	<b>\$ 2,346,275.52</b>
			<b>\$ 2,343,375.52</b>
<b>Percentages</b>	<b>Monthly Maintenance Majority</b>	<b>Total Maintenance Amounts /per %</b>	
96.5000%	288	\$ 654.33 x 12 x 288	<b>\$ 2,261,357.38</b>
1.1299%	7	\$315.21 x 12 x 7	<b>\$ 26,477.80</b>
0.4037%	3	\$ 262.78 x 12 x 3	<b>\$ 9,460.21</b>
0.1506%	14	\$ 21.01 x 12 x 14	<b>\$ 3,529.12</b>
1.8158%	45	\$ 78.80 x 12 x 45	<b>\$ 42,551.01</b>
100.0000%		<b>TOTAL</b>	<b>\$ 2,343,375.52</b>
<b>Percentages</b>	<b>Monthly Maintenance Majority</b>	<b>Annual From Each Unit</b>	<b>Monthly From Each Unit</b>
96.5000%	288	<b>\$ 7,851.94</b>	<b>\$654.33</b>
1.1299%	7	<b>\$ 3,782.54</b>	<b>\$315.21</b>
0.4037%	3	<b>\$ 3,153.40</b>	<b>\$262.78</b>
0.1506%	14	<b>\$ 252.08</b>	<b>\$21.01</b>
1.8158%	45	<b>\$ 945.58</b>	<b>\$78.80</b>
100.0000%			