

**CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH**

**Proposed Budget for June/2021 to May/2022**

**WITH RESERVE**

<u>REVENUE</u>		<u>BUDGET 2020/2021</u>	<u>BUDGET 2021/2022</u>
<b>311100</b>	MAINTENANCE ASSESSMENT	\$ 2,743,536.92	\$ 2,743,375.52
<b>312100</b>	LATE FEES INTEREST INCOME	\$ 4,500.00	\$ 2,000.00
<b>312101</b>	INTEREST BANK	\$ 200.00	\$ 150.00
<b>312200</b>	LATE FEE INCOME	\$ 2,000.00	\$ 750.00
<b>312413</b>	REGISTRATION INCOME	\$ -	\$ -
	<b>TOTAL INCOME</b>	<b>\$ 2,750,236.92</b>	<b>\$ 2,746,275.52</b>
<u>OPERATING EXPENSES:</u>			
<b>412009</b>	AIR CONDITIONING	\$ 5,000.00	\$ 5,000.00
<b>413201</b>	ELECTRICAL / ELEVATOR ROOM	\$ 5,500.00	\$ 15,000.00
<b>413209</b>	HANDICAP ELEVATORS	\$ 3,000.00	\$ 4,000.00
<b>413215</b>	ALARM AND FIRE SYSTEM	\$ 4,000.00	\$ 6,000.00
<b>413306</b>	DOOR REPLACEMENT / GARAGE	\$ 5,000.00	
<b>413309</b>	GENERAL REPAIRS & SUPPLIES	\$ 40,000.00	\$ 40,000.00
<b>413314</b>	LANDSCAPING REPLACEMENT	\$ 4,000.00	\$ 8,000.00
<b>413315</b>	GENERATOR REPAIRS	\$ 5,000.00	\$ 3,000.00
<b>413515</b>	PLUMBING & BOILER	\$ 7,000.00	\$ 15,000.00
<b>413601</b>	POOL REPAIRS	\$ 3,000.00	\$ 5,000.00
<b>414102</b>	MAINT. SHOP TOOLS	\$ 3,000.00	\$ 4,000.00
<b>414105</b>	MISCELLANEOUS	\$ 2,000.00	\$ 2,000.00
<b>414109</b>	MAINTENANCE SUPPLIES	\$ 4,000.00	\$ 5,000.00
<b>414201</b>	POOL SUPPLIES / FURNITURE	\$ 5,000.00	\$ 2,000.00
<b>414202</b>	LOBBY FURNITURE	\$ 7,000.00	\$ 6,500.00
<b>414203</b>	POOL BATHROOM REMODELING	\$ 26,000.00	
<b>414204</b>	LOBBY POLISH		\$ 3,500.00
<b>414205</b>	BOILER	\$ 1,780.00	\$ 780.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 130,280.00</b>	<b>\$ 124,780.00</b>
<u>CONTRACTS</u>			
<b>412009</b>	AIR CONDITIONER	\$ 15,000.00	\$ -
<b>412010</b>	PROTECTION ONE (CAMERAS)	\$ 7,712.52	\$ 8,406.60
<b>412015</b>	ALARM AND FIRE SYSTEM	\$ 6,253.08	\$ 6,253.08
<b>412109</b>	CABLE TELEVISION / DIRECT TV	\$ 45,632.64	\$ 47,854.80
<b>412209</b>	MAINT. FOR 4 ELEVATORS SERVICE	\$ -	\$ 8,400.00
<b>412309</b>	PEST CONTROL	\$ 8,493.66	\$ 8,493.66
<b>412509</b>	CLEANING SERVICES	\$ 130,108.80	\$ 130,108.80
<b>412515</b>	LANDSCAPING	\$ 5,040.00	\$ 5,040.00
<b>412615</b>	POOL SERVICING	\$ 22,800.00	\$ 22,800.00
<b>412709</b>	SECURITY	\$ 180,000.00	\$ 175,000.00
<b>412711</b>	SIGN CONTRACT	\$ 2,316.00	\$ 2,316.00
<b>412715</b>	WASTE REMOVAL	\$ 45,000.00	\$ 47,945.52
<b>412835</b>	VALET	\$ 253,516.00	\$ 137,248.91
<b>412860</b>	WATER TREATMENT	\$ 3,540.00	\$ 3,336.00
<b>413315</b>	EMERGENCY GENERATOR	\$ 2,808.84	\$ 2,808.84
<b>414105</b>	CREATIVE FOLIAGE PLANTS	\$ -	\$ 3,338.40
<b>414108</b>	BANK LOAN	\$ 99,626.40	\$ 99,626.40
<b>415115</b>	ATT/Atlantic Br INTERNET / CAMERAS	\$ 45,000.00	\$ 55,058.52
<b>415117</b>	MULTIPLE SAVINGS UTILITIES	\$ 18,000.00	\$ 10,000.00
<b>422712</b>	WINDOW CLEANING	\$ 3,500.00	\$ 5,000.00
<b>422713</b>	NEW CHILLER LOAN (7 YEARS)		\$ 196,196.00
	<b>TOTAL CONTRACTS</b>	<b>\$ 894,347.94</b>	<b>\$ 975,231.53</b>
<u>UTILITIES</u>			
<b>415101</b>	ELECTRIC	\$ 212,000.00	\$ 205,000.00
<b>415109</b>	GAS/POOL/RESTAURAN /BOILER	\$ 25,668.43	\$ 23,000.00
<b>415201</b>	WATER AND SEWER	\$ 330,000.00	\$ 320,000.00
	<b>TOTAL UTILITIES</b>	<b>\$ 567,668.43</b>	<b>\$ 548,000.00</b>

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**WITH RESERVE**

<b>ADMINISTRATIVE</b>		<b>BUDGET 2019/2020</b>	<b>BUDGET 2020/2021</b>
<b>41127</b>	BANK CHARGES	\$ 900.00	\$ 900.00
<b>41119</b>	AUDIT FEES	\$ 6,000.00	\$ 6,000.00
<b>41122</b>	BAD DEBT EXP.	\$ 46,693.44	\$ 44,154.02
<b>41145</b>	INSURANCE	\$ 317,925.00	\$ 327,978.45
<b>41151</b>	PROFESSIONAL FEES / LEGAL	\$ 70,000.00	\$ 70,000.00
<b>41155</b>	LICENSES AND PERMITS	\$ 20,000.00	\$ 15,000.00
<b>41177</b>	OFFICE EXPENSE	\$ 300.00	\$ 300.00
<b>41181</b>	OFFICE PRINTING AND POSTAGE	\$ 5,300.00	\$ 5,800.00
<b>412601</b>	MANAGEMENT	\$ 90,071.52	\$ 90,071.52
<b>412611</b>	PARKING EXPENSE	\$ 45,500.00	\$ -
<b>412840</b>	PROCESSING FEE	\$ 1,500.00	\$ 1,500.00
<b>414107</b>	CONDO ASSOCIATION FEE CU 52	\$ 1,098.59	\$ 1,107.00
<b>414203</b>	FEES PAYABLE TO THE DIVISION	\$ 1,152.00	\$ 1,152.00
<b>415201</b>	ADMIN TELEPHONE	\$ 5,700.00	\$ 3,500.00
<b>415202</b>	ON SITE SUPERVISOR	\$ 20,800.00	\$ -
<b>416101</b>	PAYROLL	\$ 125,000.00	\$ 130,801.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 757,940.55</b>	<b>\$ 698,263.99</b>
	<b>RESERVE TRANSFER</b>	<b>\$ 400,000.00</b>	<b>\$ 400,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>\$ 2,350,236.92</b>	<b>\$ 2,346,275.52</b>
	<b>TOTAL EXPENSES PLUS RESERVE</b>	<b>\$ 2,750,236.92</b>	<b>\$ 2,746,275.52</b>
			<b>\$ 2,743,375.52</b>
<b>Percentages</b>	<b>Monthly Maintenance Majority</b>	<b>Total Maintenance Amounts /per %</b>	
96.5000%	288	\$ 766.02 x 12 x 288	<b>\$ 2,647,365.12</b>
1.1299%	7	\$ 369.02 x 12 x 7	<b>\$ 30,997.68</b>
0.4037%	3	\$ 307.64 x 12 x 3	<b>\$ 11,075.01</b>
0.1506%	14	\$ 24.59 x 12 x 14	<b>\$ 4,131.52</b>
1.8158%	45	\$ 92.25 x 12 x 45	<b>\$ 49,814.21</b>
100.0000%		<b>TOTAL</b>	<b>\$ 2,743,383.54</b>
	<b>Monthly Maintenance Majority</b>	<b>Annual From Each Unit</b>	<b>Monthly From Each Unit</b>
<b>Percentages</b>	288	<b>\$ 9,192.24</b>	<b>\$766.02</b>
96.5000%	7	<b>\$ 4,428.24</b>	<b>\$369.02</b>
1.1299%	3	<b>\$ 3,691.67</b>	<b>\$307.64</b>
0.4037%	14	<b>\$ 295.11</b>	<b>\$24.59</b>
0.1506%	45	<b>\$ 1,106.98</b>	<b>\$92.25</b>
1.8158%			
100.0000%			