

CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH				
PROPOSED BUDGET 2022-2023				
WITH RESERVE				
REVENUE			BUDGET 2021/2022	BUDGET 2022/2023
311100	MAINTENANCE ASSESSMENT		\$ 2,343,375.52	\$ 2,872,162.40
312100	LATE FEES INTEREST INCOME		\$ 2,000.00	\$ 4,500.00
312101	INTEREST BANK		\$ 150.00	\$ 150.00
312200	LATE FEE INCOME		\$ 750.00	\$ 900.00
312413	RENTAL INCOME UNIT #414		\$ -	\$ 24,000.00
	TOTAL INCOME		\$ 2,346,275.52	\$ 2,901,712.40
OPERATING EXPENSES:				
412009	AIR CONDITIONING		\$ 5,000.00	\$ 5,000.00
413201	ELECTRICAL / ELEVATOR ROOM		\$ 15,000.00	\$ 5,000.00
413209	HANDICAP ELEVATORS		\$ 4,000.00	\$ 4,000.00
413215	ALARM AND FIRE SYSTEM		\$ 6,000.00	\$ 6,000.00
413306	DOOR REPLACEMENT / GARAGE		\$ -	\$ -
413309	GENERAL REPAIRS & SUPPLIES		\$ 40,000.00	\$ 25,000.00
413314	LANDSCAPING REPLACEMENT		\$ 8,000.00	\$ 5,000.00
413315	GENERATOR REPAIRS		\$ 3,000.00	\$ 3,000.00
413515	PLUMBING & BOILER		\$ 15,000.00	\$ 15,000.00
413601	POOL REPAIRS		\$ 5,000.00	\$ 5,000.00
414102	MAINT. SHOP TOOLS		\$ 4,000.00	\$ 3,000.00
414105	MISCELLANEOUS		\$ 2,000.00	\$ 2,000.00
414109	MAINTENANCE SUPPLIES		\$ 5,000.00	\$ 5,000.00
414201	POOL / FURNITURE		\$ 2,000.00	\$ 2,000.00
414202	LOBBY FURNITURE		\$ 6,500.00	\$ 3,000.00
414203	UNIT #414 - PAYMENT TO DEBT		\$ -	\$ 24,000.00
414204	LOBBY POLISH		\$ 3,500.00	\$ 3,500.00
414205	BOILER		\$ 780.00	\$ 780.00
	TOTAL OPERATING EXPENSES		\$ 124,780.00	\$ 116,280.00
CONTRACTS				
412009	AIR CONDITIONER		\$ -	\$ -
412010	PROTECTION ONE (CAMERAS)		\$ 8,406.60	\$ 8,406.60
412015	ALARM AND FIRE SYSTEM		\$ 6,253.08	\$ 6,564.00
412109	CABLE TELEVISION / directv		\$ 47,854.80	\$ 49,685.75
412209	MAINT. FOR 4 ELEVATORS SERVICE		\$ 8,400.00	\$ 8,400.00
412309	PEST CONTROL		\$ 8,493.66	\$ 9,192.33
412509	CLEANING SERVICES		\$ 130,108.80	\$ 169,318.00
412515	LANDSCAPING		\$ 5,040.00	\$ 6,000.00
412615	POOL SERVICING		\$ 22,800.00	\$ 24,000.00
412709	SECURITY		\$ 175,000.00	\$ 180,000.00
412711	SIGN CONTRACT		\$ 2,316.00	\$ -
412715	WASTE REMOVAL		\$ 47,945.52	\$ 51,558.12
412835	VALET		\$ 137,248.91	\$ 153,254.40
412860	WATER TREATMENT		\$ 3,336.00	\$ -
413315	EMERGENCY GENERATOR		\$ 2,808.84	\$ 2,949.28
414105	CREATIVE FOLIAGE PLANTS		\$ 3,338.40	\$ -
414108	BANK LOAN		\$ 99,626.40	\$ 99,626.40
415115	ATT/Atlantic Br INTERNET / CAMERAS		\$ 55,058.52	\$ 52,000.00
415117	MULTIPLE SAVINGS UTILITIES		\$ 10,000.00	\$ -
422712	WINDOW CLEANING		\$ 5,000.00	\$ 5,000.00
422713	NEW CHILLER LOAN (7 YEARS)		\$ 196,196.00	\$ 191,756.72
	TOTAL CONTRACTS		\$ 975,231.53	\$ 1,017,711.60
UTILITIES				
415101	ELECTRIC		\$ 205,000.00	\$ 231,000.00
415109	GAS/POOL/RESTAURANT /BOILER		\$ 23,000.00	\$ 29,418.94
415201	WATER AND SEWER		\$ 320,000.00	\$ 399,192.00
	TOTAL UTILITIES		\$ 548,000.00	\$ 659,610.94

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WITH RESERVE				
ADMINISTRATIVE			BUDGET 2021/2022	BUDGET 2022/2023
41127	BANK CHARGES		\$ 900.00	\$ 450.00
41119	AUDIT FEES		\$ 6,000.00	\$ 7,500.00
41122	BAD DEBT EXP.		\$ 44,323.83	\$ 25,200.00
41145	INSURANCE		\$ 327,978.45	\$ 384,922.88
41151	PROFESSIONAL FEES / LEGAL		\$ 70,000.00	\$ 20,000.00
41155	LICENSES AND PERMITS		\$ 15,000.00	\$ 15,000.00
41177	OFFICE EXPENSE		\$ 300.00	\$ 300.00
41181	OFFICE PRINTING AND POSTAGE		\$ 5,800.00	\$ 8,200.00
412601	MANAGEMENT		\$ 90,071.52	\$ 94,575.10
412611	PARKING EXPENSE		\$ -	\$ -
412840	PROCESSING FEE		\$ 1,500.00	\$ 2,500.00
414107	CONDO ASSOCIATION FEE CU 52		\$ 937.19	\$ 1,158.88
414203	FEES PAYABLE TO THE DIVISION		\$ 1,152.00	\$ 1,152.00
415201	ADMIN TELEPHONE		\$ 3,500.00	\$ -
415202	ON SITE SUPERVISOR		\$ -	\$ -
416101	PAYROLL		\$ 130,801.00	\$ 147,151.00
	TOTAL ADMINISTRATIVE		\$ 698,263.99	\$ 708,109.86
	RESERVE TRANSFER		\$ 400,000.00	\$ 400,000.00
	TOTAL EXPENSES		\$ 2,746,275.52	\$ 2,901,712.40
				\$ 2,872,162.40
Percentages	Monthly Maintenance Majority		Total Maintenance Amounts /per %	
96.5000%	288		\$ 654.33 x 12 x 288	\$ 2,771,636.72
1.1299%	7		\$315.21 x 12 x 7	\$ 32,452.56
0.4037%	3		\$ 262.78 x 12 x 3	\$ 11,594.92
0.1506%	14		\$ 21.01 x 12 x 14	\$ 4,325.48
1.8158%	45		\$ 78.80 x 12 x 45	\$ 52,152.72
100.0000%			TOTAL	\$ 2,872,162.40
Percentages	Monthly Maintenance Majority		Annual From Each Unit	Monthly From Each Unit
96.5000%	288		\$ 9,623.74	\$801.98
1.1299%	7		\$ 4,636.08	\$386.34
0.4037%	3		\$ 3,864.97	\$322.08
0.1506%	14		\$ 308.96	\$25.75
1.8158%	45		\$ 1,158.95	\$96.58
100.0000%				