

CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH				
PROPOSED BUDGET 2023-2024				
NO RESERVE				
REVENUE			BUDGET 2022/2023	BUDGET 2023/2024
311100	MAINTENANCE ASSESSMENT		\$ 2,472,001.00	\$ 2,472,001.00
312100	LATE FEES INTEREST INCOME		\$ 4,500.00	\$ 4,500.00
312101	INTEREST BANK		\$ 150.00	\$ 250.00
312200	LATE FEE INCOME		\$ 900.00	\$ -
312413	RENTAL INCOME UNIT #414		\$ 24,000.00	\$ 24,000.00
	TOTAL INCOME		\$ 2,501,551.00	\$ 2,500,751.00
OPERATING EXPENSES:				
412009	AIR CONDITIONING		\$ 5,000.00	\$ 25,000.00
413201	ELECTRICAL / ELEVATOR ROOM		\$ 5,000.00	\$ 2,000.00
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		\$ 25,000.00	\$ 29,000.00
413314	LANDSCAPING REPLACEMENT		\$ 5,000.00	\$ 5,000.00
413315	GENERATOR REPAIRS		\$ 3,000.00	\$ 5,000.00
413515	PLUMBING & BOILER		\$ 15,000.00	\$ 15,000.00
413601	POOL REPAIRS		\$ 5,000.00	\$ 5,000.00
414102	MAINT. SHOP TOOLS		\$ 3,000.00	\$ 3,000.00
414105	MISCELLANEOUS		\$ 2,000.00	\$ 2,500.00
414109	MAINTENANCE SUPPLIES		\$ 5,000.00	\$ 15,000.00
414201	POOL / FURNITURE		\$ 2,000.00	\$ 2,000.00
414202	LOBBY FURNITURE		\$ 3,000.00	\$ 5,000.00
414203	UNIT #414 - PAYMENT TO DEBT		\$ 24,000.00	\$ 24,000.00
414204	LOBBY POLISH		\$ 3,500.00	\$ 4,500.00
414205	BOILER		\$ 780.00	\$ 2,500.00
	TOTAL OPERATING EXPENSES		\$ 116,280.00	\$ 154,500.00
CONTRACTS				
412009	AIR CONDITIONER		\$ -	\$ -
412010	PROTECTION ONE (CAMERAS)		\$ 8,406.60	\$ 9,163.32
412015	ALARM AND FIRE SYSTEM		\$ 6,564.00	\$ 6,565.73
412109	CABLE TELEVISION / directv		\$ 49,685.75	\$ 52,170.04
412209	MAINT. FOR 4 ELEVATORS SERVICE		\$ 8,400.00	\$ 12,232.00
412309	PEST CONTROL		\$ 9,192.33	\$ 10,039.26
412509	CLEANING SERVICES		\$ 169,318.00	\$ 177,783.86
412515	LANDSCAPING		\$ 6,000.00	\$ 6,000.00
412615	POOL SERVICING		\$ 24,000.00	\$ 27,000.00
412709	SECURITY		\$ 180,000.00	\$ 195,000.00
412711	GRAYBAR FINANCIAL		\$ -	\$ 7,982.64
412715	WASTE REMOVAL		\$ 51,558.12	\$ 68,260.56
412835	VALET		\$ 153,254.40	\$ 153,254.40
412860	WATER TREATMENT		\$ -	\$ -
413315	EMERGENCY GENERATOR		\$ 2,949.28	\$ 2,949.28
414105	CREATIVE FOLIAGE PLANTS		\$ -	\$ -
414108	BANK LOAN		\$ 99,626.40	\$ 16,604.40
415115	ATT/Atlantic Br INTERNET / CAMERAS		\$ 52,000.00	\$ 55,697.16
415117	MULTIPLE SAVINGS UTILITIES		\$ -	\$ -
422712	WINDOW CLEANING		\$ 5,000.00	\$ 5,000.00
422713	NEW CHILLER LOAN (7 YEARS)		\$ 191,756.72	\$ 83,256.72
	TOTAL CONTRACTS		\$ 1,017,711.60	\$ 888,959.37
UTILITIES				
415101	ELECTRIC		\$ 231,000.00	\$ 255,560.00
415109	GAS/POOL/RESTAURANT /BOILER		\$ 29,418.94	\$ 36,270.72
415201	WATER AND SEWER		\$ 399,192.00	\$ 360,000.00
	TOTAL UTILITIES		\$ 659,610.94	\$ 651,830.72

CASABLANCA CONDOMINIUM ASSOCIATION OF MIAMI BEACH				
PROPOSED BUDGET 2023-2024				
NO RESERVE				
ADMINISTRATIVE			BUDGET 2021/2022	BUDGET 2022/2023
41127	BANK CHARGES		\$ 450.00	\$ 1,154.00
41119	AUDIT FEES		\$ 7,500.00	\$ 8,500.00
41122	BAD DEBT EXP.		\$ 25,200.00	\$ 25,200.00
41145	INSURANCE		\$ 384,922.88	\$ 465,388.55
41151	PROFESSIONAL FEES / LEGAL		\$ 20,000.00	\$ 25,000.00
41155	LICENSES AND PERMITS		\$ 15,000.00	\$ 15,000.00
41177	OFFICE EXPENSE		\$ 300.00	\$ 300.00
41181	OFFICE PRINTING AND POSTAGE		\$ 8,200.00	\$ 8,000.00
412601	MANAGEMENT		\$ 94,575.10	\$ 99,303.88
412611	PARKING EXPENSE		\$ -	\$ -
412840	PROCESSING FEE		\$ 2,500.00	\$ 2,650.00
414107	CONDO ASSOCIATION FEE CU 52		\$ 997.48	\$ 997.48
414203	FEES PAYABLE TO THE DIVISION		\$ 1,152.00	\$ 1,152.00
415201	ADMIN TELEPHONE		\$ -	\$ -
415202	WIRELESS FUNCTION SERVICE		\$ -	\$ 5,664.00
416101	PAYROLL		\$ 147,151.00	\$ 147,151.00
	TOTAL ADMINISTRATIVE		\$ 707,948.46	\$ 805,460.91
	RESERVE TRANSFER			
	TOTAL EXPENSES		\$ 2,501,551.00	\$ 2,500,751.00
				\$ 2,472,001.00
Percentages	Monthly Maintenance Majority		Total Maintenance Amounts /per %	
96.5000%	288		\$ 690.24 x 12 x 288	\$ 2,385,480.97
1.1299%	7		\$ 332.51x 12 x 7	\$ 27,931.14
0.4037%	3		\$277.21 x 12 x 3	\$ 9,979.47
0.1506%	14		\$ 22.16 x 12 x 14	\$ 3,722.83
1.8158%	45		\$ 83.12 x 12 x 45	\$ 44,886.59
100.0000%			TOTAL	\$ 2,472,001.00
Percentages	Monthly Maintenance Majority		Annual From Each Unit	Monthly From Each Unit
96.5000%	288		\$ 8,282.92	\$690.24
1.1299%	7		\$ 3,990.16	\$332.51
0.4037%	3		\$ 3,326.49	\$277.21
0.1506%	14		\$ 265.92	\$22.16
1.8158%	45		\$ 997.48	\$83.12
100.0000%				