

**La Maison Club, Inc.  
2023 Budget**

64 Units

		APPROVED 2022 BUDGET	ACTUAL through October	PROJECTED Nov - Dec	PROJECTED 2022 Total	APPROVED 2023 BUDGET	BUDGET NOTES
	<b>INCOME:</b>						
4000	Maintenance Fees	\$ 539,148	\$ 449,328	\$ 89,820	\$ 539,148	\$ 672,928	
4020	Reserve Fee Income	\$ 230,000	\$ 230,000	\$ -	\$ 230,000	\$ 230,000	Same as Last Year
4026	Sales/County Tax Discount	\$ -	\$ (234)	\$ -	\$ -		
4040	#108 Rental Income	\$ 12,600	\$ 22,611	\$ 1,050	\$ 23,661	\$ 23,100	\$1,050 Week X 22 Weeks
4041	Cleaning Income	\$ 1,200	\$ 450	\$ -	\$ 450	\$ -	\$0 Cleaning Charge
4065	Kayak Storage Rental Fees	\$ 600	\$ 3,075	\$ -	\$ 3,075	\$ 3,075	Same as Last Year
4066	Bike Storage Rental Fees	\$ -	\$ 750	\$ -	\$ 750	\$ 750	Same as Last Year
4039	Storage Closet Rental	\$ 8,600	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	Same as Last Year
4199	Misc Income	\$ -	\$ 2	\$ -	\$ 2	\$ -	
4062	Application/Transfer Fees	\$ 1,200	\$ 1,600	\$ -	\$ 1,600	\$ 1,600	Same as Last Year
4080	Bar Code	\$ -	\$ 90	\$ -	\$ 90	\$ -	
	<b>TOTAL ASSESSMENT INCOME</b>	<b>\$ 793,348</b>	<b>\$ 717,672</b>	<b>\$ 90,870</b>	<b>\$ 808,776</b>	<b>\$ 941,453</b>	
9711	<b>SPECIAL ASSESSMENT - ROOF</b>	<b>\$ -</b>	<b>\$ 320,000</b>	<b>\$ -</b>	<b>\$ 320,000</b>	<b>\$ -</b>	S/A ROOF REPLACEMENT - \$5,000/Unit
--	<b>SPECIAL ASSESSMENT - HURRICANE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,000</b>	S/A HURRICANE - \$1,000/Unit
	<b>TOTAL OPERATING INCOME</b>	<b>\$ 793,348</b>	<b>\$ 1,037,672</b>	<b>\$ 90,870</b>	<b>\$ 1,128,776</b>	<b>\$ 1,005,453</b>	
	<b>OPERATING EXPENSES:</b>						
	<b>PROFESSIONAL FEES:</b>						
5000	Management/Accounting Fees	\$ 5,985	\$ 4,925	\$ 990	\$ 5,915	\$ 6,100	3% Increase
5015	Tax Preparation	\$ 260	\$ -	\$ 260	\$ 260	\$ 260	Same as Last Year
5035	Legal Fees	\$ 3,000	\$ 4,351	\$ 250	\$ 4,601	\$ 4,000	Board Approved
--	Structural Study	\$ -	\$ -	\$ -	\$ -	\$ 20,000	Board Approved
--	Update Real Estate Appraisal	\$ -	\$ -	\$ -	\$ -	\$ 5,000	Board Approved
--	Updated Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 3,500	Board Approved
	<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 9,245</b>	<b>\$ 9,276</b>	<b>\$ 1,500</b>	<b>\$ 10,776</b>	<b>\$ 38,860</b>	
	<b>PAYROLL EXPENSES:</b>						
5401	Manager's Salary/Bonus	\$ 107,841	\$ 89,868	\$ 17,973	\$ 107,841	\$ 111,076	3% Increase
5402	Manager's Taxes, Benefits	\$ 8,375	\$ 6,965	\$ 1,393	\$ 8,358	\$ 8,609	3% Increase
5403	Manager's Insurance	\$ 6,600	\$ 5,500	\$ 1,650	\$ 7,150	\$ 6,600	\$550 per Month
5404	Manager's Automobile	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800	Kept Same
	<b>TOTAL PAYROLL EXPENSES</b>	<b>\$ 124,616</b>	<b>\$ 103,833</b>	<b>\$ 21,316</b>	<b>\$ 125,149</b>	<b>\$ 128,085</b>	
	<b>General &amp; Administrative:</b>						
5117	Annual Fees & Licenses	\$ 1,100	\$ 61	\$ 100	\$ 161	\$ 200	
5200	Cleaning For #108	\$ 1,200	\$ 3,549	\$ 150	\$ 3,699	\$ 3,300	\$150 x 22 Weeks
5201	Credit Card Fees	\$ -	\$ 834	\$ 300	\$ 1,134	\$ 1,100	Smooobu (#108) & Others
5418	Information Technology	\$ 700	\$ 383	\$ 77	\$ 460	\$ 500	
5435	Office Supplies / Printing	\$ 2,200	\$ 2,752	\$ 200	\$ 2,952	\$ 2,700	
5451	Application Expense	\$ 600	\$ -	\$ -	\$ -	\$ -	
5455	Community Enhancement	\$ 3,000	\$ 1,814	\$ 1,000	\$ 2,814	\$ 3,000	Kept Same
5456	Holiday Decorations	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	Kept Same
5466	Contingency	\$ 20,000	\$ 9,695	\$ 5,000	\$ 14,695	\$ 20,000	Kept Same
	<b>TOTAL G &amp; A EXPENSES</b>	<b>\$ 29,300</b>	<b>\$ 19,088</b>	<b>\$ 7,327</b>	<b>\$ 26,415</b>	<b>\$ 31,300</b>	
	<b>INSURANCE:</b>						
5220	Professional Liability	\$ 7,096	\$ 12,733	\$ 3,521	\$ 16,254	\$ 21,945	35% Increase Over Projected 2022
5225	Umbrella Policy	\$ 2,040	\$ 600	\$ 120	\$ 720	\$ 975	35% Increase Over Projected 2022

		APPROVED 2022 BUDGET	ACTUAL through October	PROJECTED Nov - Dec	PROJECTED 2022 Total	APPROVED 2023 BUDGET	BUDGET NOTES
5230	Equipment	\$ 680	\$ 537	\$ 110	\$ 647	\$ 875	35% Increase Over Projected 2022
5240	Cyber	\$ 692	\$ 546	\$ 134	\$ 680	\$ 920	35% Increase Over Projected 2022
5505	D & O Policy	\$ 1,404	\$ 910	\$ 166	\$ 1,076	\$ 1,455	35% Increase Over Projected 2022
5551	Flood Insurance	\$ 19,324	\$ 15,330	\$ 3,216	\$ 18,546	\$ 23,182	25% Increase Over Projected 2022
5553	Crime Insurance	\$ 476	\$ 280	\$ 47	\$ 327	\$ 445	35% Increase Over Projected 2022
5554	Property/Wind Insurance	\$ 98,196	\$ 116,026	\$ 29,253	\$ 145,279	\$ 260,049	79% Increase Over Projected 2022
5580	Workers Comp.	\$ 4,396	\$ 2,790	\$ 474	\$ 3,264	\$ 4,400	35% Increase Over Projected 2022
	<b>TOTAL INSURANCE EXPENSE</b>	<b>\$ 134,304</b>	<b>\$ 149,752</b>	<b>\$ 37,041</b>	<b>\$ 186,793</b>	<b>\$ 314,246</b>	69% Increase (\$128,906) Over 2022
	<u>Utilities:</u>						
5801	Electricity	\$ 11,000	\$ 10,440	\$ 2,088	\$ 12,528	\$ 13,100	4% Increase
5831	Gas	\$ 450	\$ 326	\$ 75	\$ 401	\$ 420	4% Increase
5841	Water & Sewer	\$ 48,000	\$ 35,589	\$ 7,200	\$ 42,789	\$ 44,500	4% Increase
5847	Water - Irrigation	\$ 3,900	\$ 2,788	\$ 600	\$ 3,388	\$ 3,567	5% Increase
5860	Refuse - Trash	\$ 7,500	\$ 7,067	\$ 1,400	\$ 8,467	\$ 8,800	4% Increase
5870	Cable TV/Internet	\$ 44,333	\$ 34,401	\$ 10,728	\$ 45,129	\$ 66,175	Cur Rt/4 Mths & 4% Increase/8 Mths
5871	Cell Phone	\$ 1,200	\$ 1,120	\$ 224	\$ 1,344	\$ 1,350	Same as 2022
5873	Office Phone	\$ 1,000	\$ 284	\$ 57	\$ 341	\$ 350	Same as 2022
5875	Elevator Phone	\$ 4,500	\$ 2,958	\$ 590	\$ 3,548	\$ 3,600	Same as 2022
	<b>TOTAL UTILITIES</b>	<b>\$ 121,883</b>	<b>\$ 94,973</b>	<b>\$ 22,962</b>	<b>\$ 117,935</b>	<b>\$ 141,862</b>	20% Increase (\$23,927) over 2022
	<u>Repair &amp; Maintenance:</u>						
6001	Building Maintenance	\$ 45,000	\$ 14,531	\$ 5,000	\$ 19,531	\$ 43,000	Randy Packard
6015	Roof Repair	\$ 10,000	\$ 6,638	\$ -	\$ 6,638	\$ 1,000	Randy Packard
6018	Janitorial Cleaning Contract	\$ 6,000	\$ 1,750	\$ 1,500	\$ 3,250	\$ 6,000	Randy Packard
6023	Elevator Maintenance	\$ 7,000	\$ 6,238	\$ 1,500	\$ 7,738	\$ 7,000	Randy Packard
6022	Elevator Equipment Repair	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	Randy Packard
6030	Fire Alarm Monitoring	\$ 1,200	\$ 1,411	\$ 400	\$ 1,811	\$ 1,800	Randy Packard
6031	Fire Alarm Repair	\$ 4,000	\$ 7,955	\$ -	\$ 7,955	\$ 4,000	Randy Packard
6003	Repair/Maint - AC & Heater	\$ 700	\$ -	\$ 300	\$ 300	\$ 600	Randy Packard
6026	Maint/Supplies - Patio Furniture	\$ 3,500	\$ 7,658	\$ -	\$ 7,658	\$ 1,500	Randy Packard
6041	Tile Anti-Slip Coating	\$ 10,000	\$ 11,898	\$ -	\$ 11,898	\$ 1,000	Randy Packard
6050	Pest Control - Grounds	\$ 3,000	\$ 3,475	\$ 695	\$ 4,170	\$ 4,400	5% Increase
6060	Cleaning - Professionals	\$ -	\$ 2,000	\$ 500	\$ 2,500	\$ 2,500	Randy Packard
6095	Sea Wall Maintenance	\$ 600	\$ -	\$ -	\$ -	\$ 1,000	Randy Packard
6220	Pool Maintenance	\$ 4,500	\$ 5,212	\$ 750	\$ 5,962	\$ 5,800	Randy Packard
	<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>\$ 99,500</b>	<b>\$ 68,766</b>	<b>\$ 10,645</b>	<b>\$ 79,411</b>	<b>\$ 83,600</b>	
	<u>Contract Services:</u>						
6201	Grounds Maintenance Contract	\$ 22,000	\$ 18,205	\$ 3,795	\$ 22,000	\$ 22,000	Board Approved
6203	Grounds Landscape Committee	\$ 19,000	\$ 6,008	\$ 4,000	\$ 10,008	\$ 12,000	Board Approved
6204	Irrigation Maintenance	\$ 3,500	\$ 1,812	\$ 500	\$ 2,312	\$ 3,500	Kept Same
	<b>TOTAL CONTRACT SERVICES</b>	<b>\$ 44,500</b>	<b>\$ 26,025</b>	<b>\$ 8,295</b>	<b>\$ 34,320</b>	<b>\$ 37,500</b>	
	<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 563,348</b>	<b>\$ 471,713</b>	<b>\$ 109,086</b>	<b>\$ 580,799</b>	<b>\$ 775,453</b>	
	<u>RESERVES DISTRIBUTIONS</u>						
9000	Transfer to Reserves	\$ 230,000	\$ 230,000	\$ -	\$ 230,000	\$ 230,000	Same as Last Year
9711	Special Reserve - Roof	\$ -	\$ 320,000	\$ -	\$ 320,000	\$ -	\$5,000 per Unit - 2022
--	Special Reserve - Hurricane	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>TOTAL RESERVE DISTRIBUTIONS</b>	<b>\$ 230,000</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ 230,000</b>	
	<u>HURRICANE IAN</u>						
9999	Hurricane Ian	\$ -	\$ 9,805	\$ 32,295	\$ 42,100	\$ -	
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$ 793,348</b>	<b>\$ 1,031,518</b>	<b>\$ 141,381</b>	<b>\$ 1,172,899</b>	<b>\$ 1,005,453</b>	

APPROVED 2022 BUDGET    ACTUAL through October    PROJECTED Nov - Dec    PROJECTED 2022 Total    APPROVED 2023 BUDGET

BUDGET NOTES

<b>NET INCOME</b>	\$ -	\$ 6,154	\$ (50,511)	\$ (44,123)	\$ -
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<b># Of Units</b>	32	16	8	8	64
<b>Quarterly Fees per Share</b>	0.014474	0.015789	0.017105	0.018421	
<b>2022</b>	2971	3009	3047	3086	
<b>2023</b>	3445	3539	3632	3726	
<b>Change</b>	474	530	585	640	

	Annual	Quarter	% Increase
2022 Operating Share	\$ 8,424	\$ 2,106	
2023 Operating Share	\$ 10,515	\$ 2,629	
2022 to 2023 Change	\$ 2,090	\$ 523	25%
2022 Reserve Share	\$ 3,594	\$ 898	
2023 Reserve Share	\$ 3,594	\$ 898	
2022 to 2023 Change	\$ -	\$ -	0%
2022 Operating and Reserve	\$ 12,018	\$ 3,004	
2023 2020 Operating and Reserve	\$ 14,108	\$ 3,527	
2022 to 2023 Change	\$ 2,090	\$ 523	17%