

Park Shore Landings Condo Association, Inc.
2023-2024 Adopted Budget

	2021-2022 Budget	2022- 2023 Budget	2023-2024 Budget
Income			
REVENUE			
411 · Maintenance Assessment	840,000	840,000	980,000
416 · Boat Dock Assessment	0	5,040	5,040
417 · Owner Late Fees & Interest	0	0	0
471 · Application Fees	1,000	1,000	1,000
475 · Guest Apartment Rental	7,000	9,000	9,000
490 · Other Income	0	0	0
491 · Checking Account-Interest	0	0	0
Total REVENUE	848,000	855,040	995,040
Expense			
Utilities			
500 · Electricity	13,000	14,000	15,000
504 · Water/Sewer	39,000	42,000	44,000
508 · Refuse	8,000	8,000	9,000
510 · Telephone	5,000	6,000	5,000
520 · Cable T.V.	77,000	80,000	83,000
Total Utilities	142,000	150,000	156,000
BUILDING			
600 · Building Maintenance & Repair	64,000	57,000	55,000
605 · Building Supplies	5,000	6,000	7,000
612 · Pest Control	3,000	3,000	4,000
640 · Elevator	9,000	6,000	9,000
642 · Fire Alarms	8,000	8,000	8,000
643 · Alarm Repairs	2,000	1,000	1,000
665 · Pool Maint/Supplies	4,000	4,000	6,000
666 · Pool Contract	5,000	6,000	6,000
668 · Building A/C Maint	10,000	10,000	12,000
Total BUILDING	110,000	101,000	108,000
GROUNDS			
700 · Landscape Contract	47,000	54,000	58,000
704 · Sod & Plants	10,000	10,000	6,000
708 · Irrigation Maint. Repair	2,000	2,000	3,000
710 · Tree Trimming	10,000	10,000	10,000
715 · Landscaping- All other	12,000	9,000	10,000
745 · Maintenance Payroll	34,000	31,000	32,000
753 · payroll Expenses	0	0	3,000
760 · Holiday Lights	3,000	3,000	3,000
Total GROUNDS	118,000	119,000	125,000
ADMINISTRATIVE EXPENSES			
800 · Management Fees	42,000	30,000	34,000
805 · Office Expenses	5,000	5,000	6,000
811 · Social Fund	1,500	1,500	1,500
813 · Legal Fees	3,500	6,500	3,500
816 · CPA Fees	5,000	5,000	5,000
817 · Accounting Fees	6,000	6,000	6,000
830 · Taxes & Licenses	1,000	1,000	1,000
835 · Insurance	108,000	121,000	180,000
870 · Insurance/Reserve Appraisals	4,000	2,000	12,000
875 · Guest Apartment Expenses	2,000	2,000	2,000
888 · Special Projects	0	0	40,000
Total ADMINISTRATIVE EXPENSES	178,000	180,000	291,000
RESERVE TRANSFER			
900 · Reserve Funding Transfer	300,000	300,000	300,000
905 · Dock Reserve Transfer		5,040	5,040
Total RESERVE TRANSFER	300,000	305,040	305,040
Total Expense	848,000	855,040	985,040

Fees Per Unit	Actual	Actual	Actual
Unit Type A- 8 units	\$3,150	\$ 3,150.00	\$3,675
Unit Type B-32 units	\$2,730	\$ 2,730.00	\$3,185
Unit Type C-32 units	\$3,045	\$ 3,045.00	\$3,552

Boat Dock Licensees	\$0	\$ 35.00	\$35
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Special projects is landscaping

	# of units	Qrtly Assess-21-22	Qrtly Assess-20-21	Total
TYPE A	8	\$ 3,150.00	\$ 2,901.00	\$ 100,800.00
TYPE B	32	\$ 2,730.00	\$ 2,514.00	\$ 349,440.00
TYPE C	32	\$ 3,045.00	\$ 2,805.00	<u>\$ 389,760.00</u>
				<u>\$ 840,000.00</u>