

Club Cabana
DRAFT 2024 FY Annual Budget

Income

	Association Fee	\$ 291,600.00
Total Income		\$ 291,600.00

Expense

Administration

	Tax & Licenses	\$ 175.00
	Office Supplies	\$ 250.00
	Postage & Supplies	\$ 400.00
Total Administration		\$ 825.00

Contracts

	Ground Maintenance	\$ 4,188.00
	Elevator	\$ 9,500.00
	Fire Alarm	\$ 4,738.00
	Pest Control	\$ 480.00
	Pool Contract	\$ 2,600.00
	Association Management	\$ 30,000.00
Total Contracts		\$ 51,506.00

Utilities

	Water / Sewer	\$ 22,500.00	YTD Actual through Sept 2023 is already at \$21.8K
	ECUA Water Reimbursements	\$ (6,240.00)	
	Electricity	\$ 14,500.00	
	Cable/Telephone	\$ 6,139.00	x3 months @ \$1,350 & x12 months @ \$174
	Trash Removal	\$ 3,000.00	
Total Utilities		\$ 39,899.00	

Pool/Spa

	Pool/Spa Supplies	\$ 1,500.00
	Pool/Spa Repairs	\$ 4,000.00
Total Pool/Spa		\$ 5,500.00

Repairs/Maintenance

	Janitorial	\$ 4,500.00
	Supplies - Maintenance	\$ 750.00
	Elevator	\$ 1,000.00
	Bldg. Repairs/Improvement	\$ 11,660.00
	Fire System Repairs	\$ 3,500.00
	Gate Repairs	\$ 1,250.00
	Maintenance	\$ 3,000.00
	After Hours Call outs	\$ 150.00
	Mats	\$ 900.00
Total Repairs/Maintenance		\$ 26,710.00

Insurance

	Package	\$ 97,400.00	30% increase, then rounded
	Flood	\$ 9,960.00	30% increase, then rounded
Total Insurance		\$ 107,360.00	

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Professional Fees

Accounting	\$ 2,800.00	\$2500 is annual financial reporting cost (Compilation). \$300 tax prep.
Reserve Study	\$ 3,000.00	Need this year, 2024
Insurance appraisal	\$ -	Don't need until 2025.

Total Professional Fees \$ 5,800.00

Reserve Transfer \$ 24,000.00

Contingency Reserve-FL Senate Bill 4-D \$ 30,000.00

Total Expense \$ 291,600.00

Net Income \$ -

Assoc fees \$2,025/unit/month -- 12.5% increase in dues