

PALM CLUB VILLAGE II
2022 Approved Budget

Number of Units: 376

	Description	2021 Budget	2022 Budget
INCOME:			
04100	MAINTENANCE FEE	1,515,780	1,660,586
04300	LATE FEES	0	3,000
04400	APPLICATION FEES	0	5,000
04410	CLUBHOUSE RENTAL	0	0
04415	GATE REMOTE	0	2,000
04420	POOL KEY	0	0
04425	RENTAL INCOME	0	25,000
04460	CABLE COMPENSATION	6,720	6,720
04900	OTHER INCOME	68,000	3,500
04910	INTEREST INCOME	0	0
	Subtotal Income	1,590,500	\$ 1,705,806
EXPENSES			
ADMINISTRATIVE EXPENSE			
05025	PERMITS / LICENSES	1,000	1,000
05050	LEGAL FEES	9,000	5,500
05075	INSURANCE	312,000	320,500
05100	MANAGEMENT	150,000	181,600
05125	EMERGENCY CELL PHONE	450	600
05150	ACCOUNTING FEES	6,750	5,000
05175	CONDO FEE	1,500	1,500
05200	POSTAGE / PRINTING / ADMIN.	5,880	4,500
05225	SPE ASSMT PYMT	500	0
05250	SCREENING FEE	2,300	2,300
05275	TAX EXPENSE	2,850	0
05400	TRI-PALM MAINTANCE	104,500	116,290
05500	DPR FINE-LEGAL & EXP		10,000
	ADMINISTRATIVE EXPENSE	596,730	648,790
REPAIRS & MAINTENANCE			
06025	IRRIGATION REPAIR/MAINT	500	5,000
06075	TERMITE CONTRACT	1,500	1,800
06125	GENERAL REPAIRS / MAINT.	12,750	32,500
06140	BACKFLOW MAINTENANCE	2,500	2,500
06150	PLUMBING / SUPPLIES	5,100	8,500
06155	TOOLS / EQUIPMENT	500	0
06160	ELECTRICAL SUPPLIES	500	1,000
06165	FIRE ALARM CONT. / REPAIR	7,800	7,800
06175	FIRE EXTINGUISHER	3,000	3,000
06200	LAKE MAINTENANCE	2,850	3,000
06215	LAKE FOUNTAIN REPAIRS	1,300	1,300
06220	RENTAL PROPERTY EXP	0	10,000
06225	GOLF CART	500	750
	REPAIRS & MAINTENANCE	38,800	77,150
LANDSCAPE EXPENSE			
07100	LAWN MAINTENANCE	64,800	61,020
07125	LANDSCAPE OTHER	3,500	3,500
07150	TREE TRIMMING	17,000	17,000
07175	FERTILIZER / PEST CONTROL	14,200	15,000
	LANDSCAPE EXPENSE	99,500	96,520
POOL EXPENSE			
08100	POOL SERVICE	7,250	7,250
08110	POOL REPAIRS	1,500	2,000
	POOL EXPENSE	8,750	9,250
UTILITIES			

08520 TELEPHONE	2,500	2,800
08528 ELECTRIC	28,500	36,600
08550 WATER / SEWER	435,000	445,000
08600 TRASH / RECYCLING	38,400	32,400
08625 CABLE EXPENSE	187,100	204,600
UTILITIES	<u>691,500</u>	<u>721,400</u>

RESERVES

09500 RESERVES-ROOF	115,000	131,196
09510 RESERVES-PAINTING	15,000	15,000
09520 RESERVES-POOL	1,500	1,500
09530 RESERVES-PAVING / SEAL COA'	2,500	2,500
09540 RESERVES-STAIRS WALKWAY	1,000	1,000
09550 RESERVES-PUMPS	1,500	1,500
09560 RESERVES-CONTINGENCY	12,000	0
RESERVES	<u>148,500</u>	<u>152,696</u>

TOTAL EXPENSES \$ 1,583,780 \$ 1,705,806

STUDIO	\$ 580.92	\$ 636
1 BEDROOM	\$ 737.05	\$ 807
2 BEDROOM 3-STORY	\$ 1,026.56	\$ 1,125
2 BEDROOM 2-STORY	\$ 1,072.04	\$ 1,174
3 BEDROOM /CONV DEN	\$ 1,416.12	\$ 1,551