

PALM CLUB VILLAGE II
2024 Proposed Budget

Number of Units: 376

January 1, 2024 to December 31, 2024

Description	INCOME:	
	2022 Budget	2024 Proposed Budget

04100 MAINTENANCE FEE	\$1,894,004.00	\$2,233,303.00
04300 LATE FEES	\$3,000.00	\$5,000.00
04400 APPLICATION FEES	\$3,000.00	\$11,500.00
04415 GATE REMOTE	\$5,000.00	\$11,500.00
04425 RENTAL INCOME	\$2,000.00	\$11,500.00
04450 CABLE COMPENSATION	\$25,000.00	\$24,200.00
04900 OTHER INCOME	\$6,720.00	\$7,000.00
SUBTOTAL INCOME	\$1,703,528.00	\$2,297,003.00

Description	EXPENSES	
	2022 Budget	2024 Proposed Budget
05025 PERMITS / LICENSES	\$1,000.00	\$250.00
05050 LEGAL FEES	\$5,500.00	\$15,000.00
05075 INSURANCE	\$320,500.00	\$601,000.00
05100 MANAGEMENT	\$186,600.00	\$202,800.00
05125 EMERGENCY CELL PHONE	\$600.00	\$600.00
05150 ACCOUNTING FEES	\$6,000.00	\$600.00
05175 CONDO FEE	\$1,500.00	\$7,500.00
05200 POSTAGE / PRINTING / ADMIN.	\$4,500.00	\$1,500.00
05225 BAD DEBT	\$10,000.00	\$12,700.00
05250 SCREENING FEE	\$2,300.00	\$5,300.00
05400 TRIPALM MAINTENANCE	\$118,290.00	\$145,512.00
06025 IRRIGATION REPAIR/MAINT	\$5,000.00	\$125,000.00
06075 TERMITE CONTRACT	\$1,800.00	\$10,000.00
06125 GENERAL REPAIRS / MAINT.	\$17,500.00	\$30,000.00
06140 BACKFLOW MAINTENANCE	\$2,500.00	\$87,000.00
06150 PLUMBING / SUPPLIES	\$8,500.00	\$3,500.00
06155 TOOLS / EQUIPMENT	\$0.00	\$27,500.00
06165 ELECTRICAL SUPPLIES	\$0.00	\$15,000.00
06165 FIRE ALARM CONT. / REPAIR	\$1,000.00	\$1,000.00
06175 FIRE EXTINGUISHER	\$7,800.00	\$3,200.00
06200 LAKE MAINTENANCE	\$3,000.00	\$4,500.00
06215 LAKE FOUNTAIN REPAIRS	\$3,000.00	\$3,311.00
06225 GOLF CART	\$750.00	\$1,500.00
06220 RENTAL PROPERTY EXP	\$10,000.00	\$25,000.00
06225 REPAIRS & MAINTENANCE	\$62,150.00	\$308,011.00

Description	LANDSCAPE EXPENSE	
	2022 Budget	2024 Proposed Budget
07100 LAWN MAINTENANCE	\$61,020.00	\$64,200.00
07125 LANDSCAPE OTHER	\$3,500.00	\$4,828.00
07150 TREE TRIMMING	\$17,000.00	\$20,000.00
07175 FERTILIZER / PEST CONTROL	\$15,000.00	\$32,550.00
LANDSCAPE EXPENSE	\$96,520.00	\$121,578.00
08100 POOL SERVICE	\$7,250.00	\$7,250.00
08110 POOL REPAIRS	\$2,000.00	\$3,500.00
POOL EXPENSE	\$9,250.00	\$10,750.00
08520 TELEPHONE	\$2,800.00	\$2,500.00
08528 ELECTRIC	\$36,600.00	\$38,200.00
08550 WATER / SEWER	\$2,800.00	\$2,800.00
08600 TRASH / RECYCLING	\$445,000.00	\$445,000.00
08625 CABLE EXPENSE	\$32,400.00	\$445,000.00
UTILITIES	\$204,600.00	\$218,842.00
08500 RESERVES-PAINTING	\$131,196.00	\$56,900.00
08510 RESERVES-PAINTING	\$15,000.00	\$100,000.00
08520 RESERVES-PAINTING	\$1,500.00	\$3,000.00
08530 RESERVES-PAINTING / SEAL COAT	\$2,500.00	\$4,500.00
08540 RESERVES-ENGINEER	\$1,000.00	\$24,000.00
08550 RESERVES-PUMPS	\$1,500.00	\$5,000.00
RESERVES	\$152,696.00	\$193,400.00
TOTAL EXP PLUS FULL RESERVES	\$1,696,806.00	\$1,970,224.00

Description	TOTAL WITHOUT RESERVES	
	2022 Quarterly	2024 Quarterly
08520 TELEPHONE	\$2,800.00	\$2,500.00
08528 ELECTRIC	\$36,600.00	\$38,200.00
08550 WATER / SEWER	\$2,800.00	\$2,800.00
08600 TRASH / RECYCLING	\$445,000.00	\$445,000.00
08625 CABLE EXPENSE	\$32,400.00	\$445,000.00
UTILITIES	\$204,600.00	\$218,842.00
08500 RESERVES-PAINTING	\$131,196.00	\$56,900.00
08510 RESERVES-PAINTING	\$15,000.00	\$100,000.00
08520 RESERVES-PAINTING	\$1,500.00	\$3,000.00
08530 RESERVES-PAINTING / SEAL COAT	\$2,500.00	\$4,500.00
08540 RESERVES-ENGINEER	\$1,000.00	\$24,000.00
08550 RESERVES-PUMPS	\$1,500.00	\$5,000.00
RESERVES	\$152,696.00	\$193,400.00
TOTAL EXP PLUS FULL RESERVES	\$1,696,806.00	\$1,970,224.00

Description	2022 Quarterly		2024 Quarterly	
	2022 Quarterly	2023 Quarterly	2024 Quarterly	Total
24 STUDIO	\$580.92	\$636.00	\$855.91	20,542
601 BEDROOM	\$737.05	\$807.00	\$1,086.94	65,156.62
132 2 BEDROOM 3-STORY	\$1,026.56	\$1,125.00	\$1,679.50	189,640.43
120 2 BEDROOM 2-STORY	\$1,072.04	\$1,174.00	\$1,612.50	199,650.59
403 BEDROOM / CONVDEN	\$1,416.12	\$1,551.00	\$2,086.46	83,458.53
INCOME:	\$1,703,528.00	\$1,970,224.00	\$2,297,003.00	\$2,297,003.00
EXPENSES:	\$1,696,806.00	\$1,970,224.00	\$1,970,224.00	\$1,970,224.00
RESERVES:	\$152,696.00	\$152,696.00	\$152,696.00	\$152,696.00
TOTAL	\$2,233,392.33	\$2,233,392.33	\$2,233,392.33	\$2,233,392.33