Pelican Cove Condo Of Crystal River, Inc.
2022 Approved Budget

	2021 Approved Budget	2022 Approved Budget	2021 vs. 2022
Ordinary Income/Expense			
Income			
Boat Storage	6,678.00	6,996.00	318.00
Clubhouse Use Fee	0.00	0.00	-
Dock Reserve & Maintenance	851.00	915.00	64.00
Late Finance/NSF Charges	0.00	0.00	-
Maintenance Assessments			
2021 Maintenance Fee Assessment	181,230.00	190,860.00	9,630.00
2021 Insurance Assessment	52,912.61	61,286.60	8,373.99
2020 Monthly Fee Assessment	0.00	0.00	-
Total Maintenance Assessments	234,142.61	252,146.60	18,003.99
PCAC Income	0.00	0.00	-
Pelican Cove II Contribution	33,006.72	25,653.41	(7,353.31)
Total Income	274,678.33	285,711.01	11,032.68
Gross Profit	274,678.33	285,711.01	11,032.68
Expense			
Activites Club Acct (PCAC)	0.00	0.00	-
Administration			
Annual Corp Report	61.25	61.25	-
Copy Usage	100.00	122.70	22.70
Emergency Plan	263.00	262.90	(0.10)
Fees Payable to the Division	180.00	180.00	-
Income Tax Provision	100.00	0.00	(100.00)
Payment Coupons	100.00	50.00	(50.00)
Postage and Delivery	170.00	235.05	65.05
Printing & Reproduction	150.00	161.93	11.93
Professional Fees			
Accounting	300.00	300.00	-
Legal Fees	2,500.00	2,000.00	(500.00)
Total Professional Fees	2,800.00	2,300.00	(500.00)
Property Management Fees	12,000.00	13,500.00	1,500.00
Website	181.50	143.00	(38.50)
Total Administration	16,105.75	17,016.83	911.08
Insurance			
Flood	51,405.76	50,421.59	(984.17)
Insurance Appraisal	0.00	0.00	-
Liability, Umbrella & D&O	8,998.66	4,982.85	(4,015.81)
Property	43,283.95	55,134.25	11,850.30
Crime	0.00	553.50	
Workers Comp	630.00	616.00	(14.00)
Total Insurance	104,318.37	111,708.19	6,836.32
Maintenance			
Building			
General Maintenance	9,710.00	10,197.74	487.74
Pest Control - interior	2,168.76	2,168.76	-

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Termite	1,750.00	1,750.00	-
Total Building	13,628.76	14,116.50	487.74
Landscaping & Grounds			
Landscape -Clubhouse & Entrance	1,500.00	3,000.00	1,500.00
Mulch	3,150.00	0.00	(3,150.00)
Pressure Washing	2,000.00	0.00	(2,000.00)
Arbor Care	2,500.00	2,500.00	-
Dock Maintenance	425.00	425.00	-
Grounds Maintenance	35,964.00	35,964.00	-
Irrigation	3,600.00	4,500.00	900.00
Landscape - Common Area	3,000.00	3,000.00	-
Lawn Pest Control / Fertilizer	0.00	500.00	500.00
Total Landscaping & Grounds	52,139.00	49,889.00	(2,250.00)
Total Maintenance	65,767.76	64,005.50	(1,762.27)
Shared Amenity Split PC 55 PC2			
Clubhouse & Pool			
Maintenance & Repair	2,067.97	2,210.00	142.03
Pool Maintenance	10,800.00	8,400.00	(2,400.00)
Pool Repair	0.00	1,000.00	1,000.00
Supplies	255.00	200.00	(55.00)
Total Clubhouse & Pool	13,122.97	11,810.00	(1,312.97)
Electric - Comm Area 1st $50 PC	5,000.00	7,643.37	2,643.37
Electric - Street Lights	3,525.74	3,519.50	(6.24)
Garbage Collection	4,885.72	5,289.66	403.94
Pool License	250.00	250.00	-
Telephone / Cable TV	2,136.28	2,808.00	671.72
Water & Sewer	1,200.00	1,440.33	240.33
Total Shared Amenity Split PC 55 PC2	30,120.71	32,760.86	2,640.15
Utilities			
Electric - Storage Area	282.48	198.05	423.72
Total Utilities	282.48	198.05	423.72
Total Expense	216,595.07	225,689.41	9,049.00
Net Ordinary Income	58,083.26	60,021.60	1,983.69
Other Income/Expense			
Other Income			
Reserve Interest Income	0.00	0.00	-
Total Other Income	0.00	0.00	-
Other Expense			
Boat Storage Expense	0.00	195.91	195.91
Monthly Reserve Funding	58,082.73	59,825.21	1,742.48
Pool Construction Expenses	0.00	0.00	-
Total Other Expense	58,082.73	60,021.12	1,938.39
Net Other Income	-58,082.73	-60,021.12	(1,938.39)
Net Income	0.53	0.48	45.29

Monthly Assessments

Unit #	% of Sq. Ft.	Pro-rata Share	Monthly Assessment 2022 Rounded	Monthly Assessment 2021 Rounded	2021 v. 2022 $ Change
1	2.986%	5,699.08	475	451	24
2	2.275%	4,342.07	362	344	18
3	3.493%	6,666.74	556	528	28
4	3.493%	6,666.74	556	528	28
5	2.065%	3,941.26	328	312	17
6	2.185%	4,170.29	348	330	18
7	2.185%	4,170.29	348	330	18
8	2.065%	3,941.26	328	312	17
9	2.956%	5,641.82	470	446	24
10	2.432%	4,641.72	387	367	20
11	2.432%	4,641.72	387	367	20
12	2.432%	4,641.72	387	367	20
13	2.432%	4,641.72	387	367	20
14	2.956%	5,641.82	470	446	24
15	2.065%	3,941.26	328	312	17
16	2.184%	4,168.38	347	330	18
17	2.184%	4,168.38	347	330	18
18	2.065%	3,941.26	328	312	17
19	2.956%	5,641.82	470	446	24
20	2.432%	4,641.72	387	367	20
21	2.432%	4,641.72	387	367	20
22	2.432%	4,641.72	387	367	20
23	2.432%	4,641.72	387	367	20
24	2.956%	5,641.82	470	446	24
25	2.275%	4,342.07	362	344	18
26	3.493%	6,666.74	556	528	28
27	2.275%	4,342.07	362	344	18
28	3.493%	6,666.74	556	528	28
29	3.493%	6,666.74	556	528	28
30	1.436%	2,740.75	228	217	12
31	1.557%	2,971.69	248	235	12
32	1.557%	2,971.69	248	235	12
33	1.436%	2,740.75	228	217	12
34	1.557%	2,971.69	248	235	12
35	1.687%	3,219.81	268	255	14
36	1.687%	3,219.81	268	255	14
37	1.557%	2,971.69	248	235	12
38	1.436%	2,740.75	228	217	12
39	1.557%	2,971.69	248	235	12
40	1.557%	2,971.69	248	235	12
41	1.436%	2,740.75	228	217	12
42	1.436%	2,740.75	228	217	12
43	1.557%	2,971.69	248	235	12
44	1.557%	2,971.69	248	235	12
45	1.436%	2,740.75	228	217	12
	100.0%	190,860.00	15,905.02	15,102.51	802.51
		190,860.00			5.05%
		190,860.00			

Insurance Assessment

Unit #	% of Sq. Ft.	2022 Annual Pro-rata Share
1	2.986%	1,742.61
2	2.275%	1,327.67
3	3.493%	2,038.49
4	3.493%	2,038.49
5	2.065%	1,205.12
6	2.185%	1,275.15
7	2.185%	1,275.15
8	2.065%	1,205.12
9	2.956%	1,725.10
10	2.432%	1,419.30
11	2.432%	1,419.30
12	2.432%	1,419.30
13	2.432%	1,419.30
14	2.956%	1,725.10
15	2.065%	1,205.12
16	2.184%	1,274.57
17	2.184%	1,274.57
18	2.065%	1,205.12
19	2.956%	1,725.10
20	2.432%	1,419.30
21	2.432%	1,419.30
22	2.432%	1,419.30
23	2.432%	1,419.30
24	2.956%	1,725.10
25	2.275%	1,327.67
26	3.493%	2,038.49
27	2.275%	1,327.67
28	3.493%	2,038.49
29	3.493%	2,038.49
30	1.436%	838.04
31	1.557%	908.65
32	1.557%	908.65
33	1.436%	838.04
34	1.557%	908.65
35	1.687%	984.52
36	1.687%	984.52
37	1.557%	908.65
38	1.436%	838.04
39	1.557%	908.65
40	1.557%	908.65
41	1.436%	838.04
42	1.436%	838.04
43	1.557%	908.65
44	1.557%	908.65
45	1.436%	838.04
	100.0%	$58,359.27