

Pelican Cove II Condo Association

2022 Approved Budget

	2021 Approved Budget	2022 Approved Budget	2021 vs. 2022
Ordinary Income/Expense			
Income			
Member Assessments			
2021 Member Assessments	255,837.00	267,277.00	11,440.00
2020 Assessment	0.00	0.00	
Late Finance Charges	0.00	0.00	
Member Assessments - Other	0.00	0.00	
Total Member Assessments	255,837.00	267,277.00	11,440.00
Total Income	255,837.00	267,277.00	11,440.00
Gross Profit	255,837.00	267,277.00	11,440.00
Expense			
Administration			
Bank Service Fees	90.00	90.00	-
Clearing - Fees dep to wrong ac	0.00	0.00	-
Copy Usage	115.20	100.00	(15.20)
Emergency Plan	215.18	216.00	0.82
Fees Payable to the Division	180.00	180.00	-
License Fees	61.25	61.25	-
Postage	110.00	75.00	(35.00)
Property Management Fees	9,840.00	9,840.00	-
Website	126.00	135.18	9.18
Total Administration	10,737.63	10,697.43	(40.20)
Amenities - PCCA	33,006.66	25,653.41	(7,353.25)
Building Repairs & Maintenance			
General Maintenance	17,125.00	17,125.00	-
Pest Control - Inside	1,572.00	1,572.00	-
Termite Protection	1,749.00	1,749.00	-
Total Building Repairs & Maintenance	20,446.00	20,446.00	-
Insurance Expense			
Insurance - Flood	44,250.00	48,382.19	4,132.19
Insurance - Liability, D&O & WC	6,771.60	4,817.65	(1,953.95)
Insurance - Property	40,490.95	43,399.49	2,908.54
Total Insurance Expense	91,512.55	96,599.33	5,086.78
Landscaping and Groundskeeping			
Arbor Care	2,500.00	2,500.00	-
General Maintenance	7,000.00	7,000.00	-
Irrigation	2,200.00	2,200.00	-
Lawn Maintenance	29,425.00	29,425.00	-
Mulch	3,150.00	3,150.00	-
Total Landscaping and Groundskeeping	44,275.00	44,275.00	-
Professional Fees			
Accounting	300.00	275.00	(25.00)
Attorney Fees & Expenses	1,000.00	1,000.00	-

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Engineering & Survey	500.00	500.00	-
Total Professional Fees	1,800.00	1,775.00	(25.00)
Utilities			
Electric	406.74	401.83	(4.91)
Water	244.85	222.85	(22.00)
Total Utilities	651.59	624.68	(26.91)
Total Expense	202,429.43	200,070.84	(2,358.59)
Net Ordinary Income	53,407.57	67,206.16	13,798.59
Other Income/Expense			
Other Income			
Reserve Interest			
Total Other Income			
Other Expense			
Reserve Expense	58,109.55	67,205.84	9,096.29
Total Other Expense	58,109.55	67,205.84	9,096.29
Net Other Income	-58,109.55	-67,205.84	-9,096.29
Net Income	-4,701.98	0.32	4,702.30

Unit #	2020 Sq. Ft. - 37 Units	2020 % Sq. Ft. - 37 Units	Approved Monthly Assessment 2022 with 8 unbuilt Units Uncollectable	Monthly Assessment 2021 with 8 Units unbuilt Uncollectable	
101	1820	3.81	849	813	4.47%
102	1380	2.89	644	616	4.47%
103	1091	2.28	509	487	4.47%
104	1307	2.74	610	584	4.47%
105	1307	2.74	610	584	4.47%
106	1091	2.28	509	487	4.47%
107	1091	2.28	509	487	4.47%
108	1307	2.74	610	584	4.47%
109	1307	2.74	610	584	4.47%
110	1091	2.28	509	487	4.47%
111	975	2.04	455	435	4.47%
112	1027	2.15	479	459	4.47%
113	1027	2.15	479	459	4.47%
114	975	2.04	455	435	4.47%
115	1167	2.44	544	521	4.47%
116	1307	2.74	610	584	4.47%
117	1307	2.74	610	584	4.47%
118	1091	2.28	509	487	4.47%
119	1091	2.28	509	487	4.47%
120	1307	2.74	610	584	4.47%
121	1307	2.74	610	584	4.47%
122	1091	2.28	509	487	4.47%
123	1380	2.89	644	616	4.47%
124	1820	3.81	849	813	4.47%
125	1380	2.89	644	616	4.47%
126	1380	2.89	644	616	4.47%
127	1820	3.81	849	813	4.47%
128	1380	2.89	644	616	4.47%
129	1380	2.89	644	616	4.47%
130	1940	4.06	905	866	4.47%
131	1380	2.89	644	616	4.47%
132	0	0.00	0	0	
133	0	0.00	0	0	
134	0	0.00	0	0	
135	0	0.00	0	0	
136	0	0.00	0	0	
137	0	0.00	0	0	
138	0	0.00	0	0	
139	0	0.00	0	0	
140	1167	2.44	544	521	4.47%
141	1167	2.44	544	521	4.47%
142	1167	2.44	544	521	4.47%
143	1167	2.44	544	521	4.47%
144	1380	2.89	644	616	4.47%
145	1380	2.89	644	616	4.47%
	47752	100	22,273.08	21,319.75	4.47%