

CASABLANCE COMMUNITY ASSOCIATION, INC.

104 Units

JANUARY 1, 2023 - DECEMBER 31, 2023 APPROVED BUDGET

ACCT	REVENUE	2022 APPROVED ANNUAL	2023 ANNUAL	2023 MONTHLY
4010	Unit Maintenance Fees	\$480,366	\$478,525	\$39,877
	TOTAL REVENUE	\$480,366	\$478,525	\$39,877
	OPERATING EXPENSES			
5010	Office / Admin / Postage	\$3,600	\$4,200	\$350
5020	FOB / Key / Card Exp	\$120	\$120	\$10
5200	Pest Control - Contract	\$1,200	\$1,200	\$100
5210	Pest Control - Non Contract	\$500	\$500	\$42
5300	Insurance - December	\$102,840	\$136,000	\$11,333
5400	Landscape - Contract	\$35,385	\$37,157	\$3,096
5410	Landscape - Tree Maint	\$10,000	\$5,000	\$417
5420	Landscape - Irrigation	\$3,000	\$1,000	\$83
5430	Landscape - Non Contract	\$5,000	\$7,000	\$583
5600	License / Permit	\$600	\$300	\$25
5610	Condo / Division Fee	\$35	\$0	\$0
5620	Corp Renewal	\$72	\$80	\$7
5800	Management Fee	\$21,821	\$18,540	\$1,545
5900	Legal Fees	\$6,000	\$2,000	\$167
5910	Professional Fees	\$1,500	\$375	\$31
5940	Bad Debt	\$5,004	\$2,000	\$167
6100	General Maintenance	\$5,000	\$15,000	\$1,250
6110	Plumbing Repair	\$6,000	\$3,000	\$250
6120	Electric Repair	\$3,500	\$3,000	\$250
6160	Fire Alarm Monitoring	\$4,704	\$2,000	\$167
6170	Maint & Repair Supplies	\$450	\$500	\$42
6175	Cleaning Service Day Porter	\$15,240	\$15,500	\$1,292
6200	Pool - Contract	\$4,800	\$5,200	\$433
6210	Pool - Non Contract	\$1,500	\$1,500	\$125
6300	Pool / Gate / FOB Monitor	\$1,000	\$1,000	\$83
6420	Janitorial Cleaning Supplies	\$450	\$450	\$38
6600	Fire Ins & Equip	\$2,100	\$2,300	\$192
7000	Electric	\$8,832	\$10,200	\$850
7001	Water	\$64,800	\$96,000	\$8,000
7003	Trash	\$22,000	\$24,000	\$2,000
7006	Gas	\$468	\$500	\$42
7009	Cable TV / Internet	\$61,820	\$63,816	\$5,318
	TOTAL OPERATING EXPENSES	\$399,340	\$459,438	\$38,287

RESERVES				
9010	Reserves - Painting	\$11,412	\$0	\$0
9020	Reserves - Paving	\$14,004	\$2,967	\$247
9025	Reserves - Building Ext	\$1,200	\$0	\$0
9030	Reserves - Roof	\$16,524	\$0	\$0
9040	Reserves - Infrastructure	\$20,004	\$0	\$0
9045	Reserves - Rec Center	\$4,800	\$4,800	\$400
9050	Reserves - Wood Replacment	\$2,400	\$0	\$0
9090	Reserves - Pool & Pool Deck	\$5,784	\$6,784	\$565
9100	Reserves - Deferred Maintenance	\$4,536	\$4,536	\$378
	TOTAL RESERVES	\$80,664	\$19,087	\$1,591

TOTAL EXPENSES	\$480,004	\$478,525	\$39,877
			\$0

	No. of Units	2022	2023
Floorplan A	12	\$297.90	\$298.58
Floorplan B	4	\$304.28	\$304.80
Floorplan C	36	\$370.55	\$369.43
Floorplan D	24	\$375.50	\$374.27
Floorplan E	20	\$441.41	\$438.55
Floorplan F	4	\$483.93	\$480.02
Floorplan G	4	\$530.71	\$525.64
	<u>104</u>		

*Approved by
the Board
4/17/22*

RESERVE ANALYSIS
CASABLANCE COMMUNITY ASSOCIATION, INC.
JANUARY 1, 2023 - DECEMBER 31, 2023

RESERVES	Current Replacement cost	Current Reserves 1/1/2023	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2023 Fully Funded Annual Reserves	2023 Actual Budgeted Amount
Painting	\$77,000	\$98,792	8	2	-\$21,792	-\$10,896	\$0
Paving	\$82,342	\$8,169	25	24	\$74,173	\$3,091	\$2,967
Building Ext	\$131,100	\$37,197	30	21	\$93,903	\$4,472	\$0
Roof	\$31,316	\$76,944	18	2	-\$45,628	-\$22,814	\$0
Bank Restoration	\$0	\$12,194	1	1	\$0	\$0	\$0
Infrastructure	\$0	\$0	7	4	\$0	\$0	\$0
Rec Center	\$45,000	\$20,634	25	1	\$24,366	\$24,366	\$4,800
Wood Replacement	\$7,800	\$9,792	5	1	-\$1,992	-\$1,992	\$0
Interest	\$0	\$60	1	1	\$0	\$0	\$0
Pool & Pool Deck	\$120,000	\$41,013	25	1	\$78,987	\$78,987	\$6,784
Deferred Maintenance	\$0	\$74,431	20	20	\$0	\$0	\$4,536
TOTALS	\$494,558	\$379,226			\$202,017	\$75,213	\$19,087