

	2018	% of Budget
Income		
Maintenance fees		
Operating Fee	314,006.00	
Reserve Fund Fees	98,795.00	
Total Maintenance fees	<u>412,801.00</u>	
Access Cards & Keys		
Gate Card	300.00	
Gate Remote	100.00	
Key Building	70.00	
Total Access Cards	<u>470.00</u>	
Rental income		
Office Rent	4,000.00	
unit rental	4,800.00	
Total rent	<u>8,800.00</u>	
Application fees	2,000.00	
Estimated Budget Surplus	18,444.00	
interest		
Late Fees	1,000.00	
Pet Registration	600.00	
Total Income	<u><u>444,115.00</u></u>	
Expense		
Reserve allocation	<u>112,495.00</u>	25%
Contingency Fund	<u>10,000.00</u>	2%
Admin Expenses		
Access device	500.00	
Accounting fees	1,000.00	
Application Processing	200.00	
Bank charges	300.00	
Division fees	500.00	
dues & subscriptions	100.00	
Legal	4,000.00	
License Fees	525.00	
Office Supplies	1,200.00	
Postage	700.00	
Travel Expenses	400.00	
TV, Internet & Telephone	5,700.00	
Total Admin Expenses	<u><u>15,125.00</u></u>	3%

2018	% of Budget
------	-------------

Building Maint

Generator Maintenance

LPG Gas	130.00
Generator Maint	1,200.00

Total Gen Maintenance 1,330.00

Building Maint Misc. 5,000.00

Domestic Water Pump Maint 1,800.00

Electrical Repairs 1,350.00

Elevator Maintenance 5,000.00

Fire Equipt Maintenance 2,000.00

HVAC Repairs 1,350.00

Janitorial Supplies 900.00

Pest Control 2,800.00

Plumbing Repairs 1,000.00

Roof Repairs 1,500.00

Unit Damage Expenses 500.00

Vent & Chute Cleaning 1,000.00

Total Building Maint **25,530.00** 6%

Grounds

Dock Repair 1,000.00

Fertilizer 2,700.00

Gate repairs 1,500.00

Ground Maint Misc. 2,250.00

Irrigation 500.00

Landscaping 1,000.00

Lawn Equipt & Supplies 1,200.00

Pool Maintenance 9,000.00

Tree Trimming 2,500.00

Total Grounds **21,650.00** 5%

Insurance

Flood 12,600.00

Property & Liability 25,000.00

Wind 15,000.00

Total Insurance **52,600.00** 12%

	2018	% of Budget
Payroll Expenses		
Managers Salary	51,660.00	
Maintenance Wages	26,000.00	
Payroll Taxes	5,800.00	
Safety Equipment	100.00	
Unemployment taxes	105.00	
Workers Comp Ins	3,200.00	
Total Payroll Expenses	86,865.00	19%
Utilities		
Electric		
Electric A	6,500.00	
Electric C	6,500.00	
Electric Common	9,000.00	
Total Electric	22,000.00	5%
Water & Sewer		
Trash		
Bulk Pickup	1,500.00	
Recycling	1,250.00	
Regular Pickup	8,000.00	
Total Trash	10,750.00	
Water	23,700.00	
Sewer	57,000.00	
Utilities admin fees	2,400.00	
Total Water & Sewer	93,850.00	21%
Total Utilities	115,850.00	26%
PBL A608 LLC		
A608 Condo Dues	2,150.00	
A608 Division Fees	140.00	
A608 insurance		
A608 Legal	1,210.00	
A608 Repairs	500.00	
Total PBL A608 LLC	4,000.00	1%
Total Expense	444,115.00	
Net Income	0.00	
Quarterly Maintenance fees	\$ 1,075.00	

Palm Beach Landings Condo Assn Inc.
2018 Reserve Budget

2018	year replaced	useful life	Useful Life ADJ	years remaining	2018	2019	2020	2021	2022	2023
Docks										
Docks Decking /Restoration	2009	15	6	12	-	-	-	-	-	-
Dock Framing & Piling	2002	30		14	-	-	-	-	-	-
Fire safety systems										
Fire Alarm System Modernization	2013	25		20	-	-	-	-	-	-
Fire Pump Repair/Replacement	2017	35		34	-	-	-	-	-	-
Grounds										
pavement	2014	25		21	-	-	-	-	-	-
pavement sealing	2014	5		1	-	7,213	-	-	-	-
lawn & shoreline Restoration	1987	40		9	-	-	-	-	-	-
concrete curbing	2006	30		18	-	-	-	-	-	-
golf cart and lawn equip Allowance	1989	20	9	0	8,000	-	-	-	-	-
Insurance										
insurance allowance deductible	2015	0	3	0	5,000	-	-	-	-	-
Interior renovation										
Hallway Carpet Replacement	2006	10	2	0	22,112	-	-	-	-	-
Interior Painting	2016	10		8	-	-	-	-	-	-
Hallway redecoration	2009	18		9	-	-	-	-	-	-
Lobby/Rec. Room Renovation Fund	2013	10		5	-	-	-	-	-	30,252
Lighting										
Lighting- Entry Wall	2006	10	4	2	-	-	3,106	-	-	-
lighting hallways	2006	25		13	-	-	-	-	-	-
lighting- Parking/Grounds	1987	25	7	1	-	5,833	-	-	-	-
lighting- Tower Exterior	2011	10		3	-	-	-	3,934	-	-
Mechanical / HVAC										
Domestic Water Pump	2006	20		8	-	-	-	-	-	-
Piping Replacement	2015	30		27	68,000	43,000	-	-	-	-
HVAC - Rec Room 1	2004	12	2	0	3,800	-	-	-	-	-
HVAC - Rec Room 2	2004	12	2	0	3,800	-	-	-	-	-
HVAC Rooftop Bldg. A	2005	14		1	-	9,333	-	-	-	-
HVAC Rooftop Bldg. C	2003	14	1	0	9,062	-	-	-	-	-
Generator Repair/Replacement Bldg. A	1987	25	6	0	21,294	-	-	-	-	-
Generator Repair/Replacement Bldg. C	2016	25		23	-	-	-	-	-	-
elevator Modernization	2011	25		18	-	-	-	-	-	-
Trash Chute door replacement	2004	25		11	-	-	-	-	-	-
Trash Chute replacement	1987	40		9	-	-	-	-	-	-
Dryer Vent Cleaning	2011	5	2	0	6,627	-	-	-	-	7,682
Entry/Exit door Allowance	1987	25	7	1	-	23,223	-	-	-	-
Painting & water proofing										
Paint/ Waterproof Tower Exterior	2013	9		4	-	-	-	-	167,765	-
Paint/restore Entry Wall	2012	8		2	-	-	8,711	-	-	-
Pool & Spa										
Pool/Spa Equipment Allowance	2010	10		2	-	-	17,303	-	-	-
Pool/Spa Furniture Replacement	2015	10		7	-	-	-	-	-	-
Pool/Spa Brick Pavers	2006	25		13	-	-	-	-	-	-
Pool Heaters	2008	10		0	7,156	-	-	-	-	-
Spa Heaters	2016	10		8	-	-	-	-	-	-
Pool/Spa Interior Resurfacing	2006	10	3	1	-	13,802	-	-	-	-
Railings										
Railings Allowance	1987	40	-4	5	-	-	-	-	-	13,553
Roof										
roof replacement A	2005	20		7	-	-	-	-	-	-
roof replacement C	2005	20	1	8	-	-	-	-	-	-
roof resealing	2012	5	2	1	-	31,977	-	-	-	-
Security										
Entry Gate Motors, East	2009	20		11	-	-	-	-	-	-
Entry Gate Motors, West	2009	20		11	-	-	-	-	-	-
Exit Gate Motors, East	2009	20		11	-	-	-	-	-	-
Exit Gate Motors, West	2007	20		9	-	-	-	-	-	-
Entry/Exit Gate, Replacement	1987	25	16	10	-	-	-	-	-	-
Fencing-Pool/Main Entry	1987	25	9	3	-	-	-	20,529	-	-
Keypad/Telephone Entry System	1987	20	11	0	22,181	-	-	-	-	-
chain link fence	2005	25		12	-	-	-	-	-	-
					177,031	134,381	29,120	24,462	167,765	51,487
beginning Balance					112,021	47,785	16,151	93,887	180,556	128,367
transfers					98,795	102,747	106,857	111,131	115,576	120,199
other additions					14,000					
expenses					(177,031)	(134,381)	(29,120)	(24,462)	(167,765)	(51,487)
ending balance					47,785	16,151	93,887	180,556	128,367	197,079

Palm Beach Landings Condo Assn Inc.
2018 Reserve Budget

2018	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Docks										
Docks Decking /Restoration	-	-	-	-	-	-	90,435	-	-	-
Dock Framing & Piling	-	-	-	-	-	-	-	-	179,763	-
Fire safety systems										
Fire Alarm System Modernization	-	-	-	-	-	-	-	-	-	-
Fire Pump Repair/Replacement	-	-	-	-	-	-	-	-	-	-
Grounds										
pavement	-	-	-	-	-	-	-	-	-	-
pavement sealing	8,362	-	-	-	-	9,694	-	-	-	-
lawn & shoreline Restoration	-	-	-	40,000	-	-	-	-	-	-
concrete curbing	-	-	-	-	-	-	-	-	-	-
golf cart and lawn equip Allowance	-	-	-	-	-	-	-	-	-	-
Insurance										
insurance allowance deductible	-	-	-	-	-	-	-	-	-	-
Interior renovation										
Hallway Carpet Replacement	-	-	-	-	29,717	-	-	-	-	-
Interior Painting	-	-	22,561	-	-	-	-	-	-	-
Hallway redecoration	-	-	-	85,374	-	-	-	-	-	-
Lobby/Rec. Room Renovation Fund	-	-	-	-	-	-	-	-	-	40,656
Lighting										
Lighting- Entry Wall	-	-	-	-	-	-	4,175	-	-	-
lighting hallways	-	-	-	-	-	-	-	11,527	-	-
lighting- Parking/Grounds	-	-	-	-	-	-	-	-	-	-
lighting- Tower Exterior	-	-	-	-	-	-	-	5,287	-	-
Mechanical / HVAC										
Domestic Water Pump	-	-	23,057	-	-	-	-	-	-	-
Piping Replacement	-	-	-	-	-	-	-	-	-	-
HVAC - Rec Room 1	-	-	-	-	-	-	5,418	-	-	-
HVAC - Rec Room 2	-	-	-	-	-	-	5,418	-	-	-
HVAC Rooftop Bldg. A	-	-	-	-	-	-	-	-	-	14,118
HVAC Rooftop Bldg. C	-	-	-	-	-	-	-	-	13,707	-
Generator Repair/Replacement Bldg. A	-	-	-	-	-	-	-	-	-	-
Generator Repair/Replacement Bldg. C	-	-	-	-	-	-	-	-	-	-
elevator Modernization	-	-	-	-	-	-	-	-	-	-
Trash Chute door replacement	-	-	-	-	-	12,332	-	-	-	-
Trash Chute replacement	-	-	-	52,094	-	-	-	-	-	-
Dryer Vent Cleaning	-	-	-	-	8,906	-	-	-	-	10,324
Entry/Exit door Allowance	-	-	-	-	-	-	-	-	-	-
Painting & water proofing										
Paint/ Waterproof Tower Exterior	-	-	-	-	-	-	-	218,896	-	-
Paint/restore Entry Wall	-	-	-	-	11,035	-	-	-	-	-
Pool & Spa										
Pool/Spa Equipment Allowance	-	-	-	-	-	-	23,254	-	-	-
Pool/Spa Furniture Replacement	-	8,030	-	-	-	-	-	-	-	-
Pool/Spa Brick Pavers	-	-	-	-	-	-	-	27,592	-	-
Pool Heaters	-	-	-	-	9,617	-	-	-	-	-
Spa Heaters	-	-	3,896	-	-	-	-	-	-	-
Pool/Spa Interior Resurfacing	-	-	-	-	-	18,549	-	-	-	-
Railings										
Railings Allowance	-	-	-	-	-	-	-	-	-	-
Roof										
roof replacement A	-	221,979	-	-	-	-	-	-	-	-
roof replacement C	-	-	228,638	-	-	-	-	-	-	-
roof resealing	-	-	-	-	-	-	-	-	-	-
Security										
Entry Gate Motors, East	-	-	-	-	-	5,445	-	-	-	-
Entry Gate Motors, West	-	-	-	-	-	5,445	-	-	-	-
Exit Gate Motors, East	-	-	-	-	-	5,445	-	-	-	-
Exit Gate Motors, West	-	-	-	5,133	-	-	-	-	-	-
Entry/Exit Gate, Replacement	-	-	-	-	29,108	-	-	-	-	-
Fencing-Pool/Main Entry	-	-	-	-	-	-	-	-	-	-
Keypad/Telephone Entry System	-	-	-	-	-	-	-	-	-	-
chain link fence	-	-	-	-	-	-	18,202	-	-	-
	8,362	230,009	278,153	182,601	88,382	56,911	146,901	263,301	193,470	65,098
	197,079	313,725	213,723	70,778	28,792	86,651	181,830	193,103	94,303	71,914
	125,007	130,007	135,208	140,616	146,241	152,090	158,174	164,501	171,081	177,924
	(8,362)	(230,009)	(278,153)	(182,601)	(88,382)	(56,911)	(146,901)	(263,301)	(193,470)	(65,098)
	313,725	213,723	70,778	28,792	86,651	181,830	193,103	94,303	71,914	184,740

Palm Beach Landings Condo Assn Inc.
2018 Reserve Budget

2018	2034	2035	2036	2037	2038
Docks					
Docks Decking /Restoration	-	-	-	-	-
Dock Framing & Piling	-	-	-	-	-
Fire safety systems					
Fire Alarm System Modernization	-	-	-	-	248,853
Fire Pump Repair/Replacement	-	-	-	-	-
Grounds					
pavement	-	-	-	-	-
pavement sealing	11,238	-	-	-	-
lawn & shoreline Restoration	-	-	-	-	-
concrete curbing	-	-	27,766	-	-
golf cart and lawn equip Allowance	-	-	-	-	8,000
Insurance					
insurance allowance deductible	-	-	-	-	-
Interior renovation					
Hallway Carpet Replacement	-	-	-	-	39,937
Interior Painting	-	-	30,321	-	-
Hallway redecoration	-	-	-	-	-
Lobby/Rec. Room Renovation Fund	-	-	-	-	-
Lighting					
Lighting- Entry Wall	-	-	-	-	-
lighting hallways	-	-	-	-	-
lighting- Parking/Grounds	-	-	-	-	-
lighting- Tower Exterior	-	-	-	-	-
Mechanical / HVAC					
Domestic Water Pump	-	-	-	-	-
Piping Replacement	-	-	-	-	-
HVAC - Rec Room 1	-	-	-	-	-
HVAC - Rec Room 2	-	-	-	-	-
HVAC Rooftop Bldg. A	-	-	-	-	-
HVAC Rooftop Bldg. C	-	-	-	-	-
Generator Repair/Replacement Bldg. A	-	-	-	-	-
Generator Repair/Replacement Bldg. C	-	-	-	-	-
elevator Modernization	-	-	275,440	-	-
Trash Chute door replacement	-	-	-	-	-
Trash Chute replacement	-	-	-	-	-
Dryer Vent Cleaning	-	-	-	-	-
Entry/Exit door Allowance	-	-	-	-	-
Painting & water proofing					
Paint/ Waterproof Tower Exterior	-	-	-	-	-
Paint/restore Entry Wall	-	-	13,979	-	-
Pool & Spa					
Pool/Spa Equipment Allowance	-	-	-	-	-
Pool/Spa Furniture Replacement	-	10,792	-	-	-
Pool/Spa Brick Pavers	-	-	-	-	-
Pool Heaters	-	-	-	-	12,924
Spa Heaters	-	-	5,236	-	-
Pool/Spa Interior Resurfacing	-	-	-	-	-
Railings					
Railings Allowance	-	-	-	-	-
Roof					
roof replacement A	-	-	-	-	-
roof replacement C	-	-	-	-	-
roof resealing	-	-	-	-	-
Security					
Entry Gate Motors, East	-	-	-	-	-
Entry Gate Motors, West	-	-	-	-	-
Exit Gate Motors, East	-	-	-	-	-
Exit Gate Motors, West	-	-	-	-	-
Entry/Exit Gate, Replacement	-	-	-	-	-
Fencing-Pool/Main Entry	-	-	-	-	-
Keypad/Telephone Entry System	-	-	-	-	40,062
chain link fence	-	-	-	-	-
	11,238	10,792	352,741	-	349,776
	184,740	358,544	540,195	387,594	595,741
	185,041	192,443	200,141	208,146	216,472
	(11,238)	(10,792)	(352,741)	-	(349,776)
	358,544	540,195	387,594	595,741	462,437