

CRECIENTE CONDOMINIUM ASSOCIATION, INC.

FINAL OPERATING BUDGET FOR 2018 - SUMMARY

Revenues		Proposed Budget	% of Total Budget	Monthly per Unit
Other Revenues	\$	2,750	0%	1
Maintenance Fees		1,286,604	100%	627
Prior Years Excess Revenues		-	-	-
Total Revenue	\$	1,289,354	100%	628
Expenses				
Personnel		152,093	12%	74
Administration		22,754	2%	11
Replacement Transfer		334,210	26%	163
Professional		11,500	1%	6
Insurance		297,850	23%	145
Building		104,124	8%	51
Elevators		15,788	1%	8
Grounds		60,885	5%	30
Pool		13,250	1%	5
Fitness / Entertainment		1,600	0%	1
Security		23,500	2%	11
Utilities		251,800	20%	123
TOTAL EXPENSES	\$	1,289,354	100%	628

	Budget	Budget	Proposed	Increase	
	2016	2017	2,018	(Decrease)	% Change
5100 Personnel					
5100 Manager Salary	\$ 47,250	48,195	53,560	5,365	
5120 Salary - Office Admin	13,000	17,160	20,500	3,340	
5125 Contract Bookkeeping	-	-	5,000	5,000	
5130 Wages - Maintenance..	25,000	25,000	25,200	200	
5140 Housekeeping	39,250	39,250		(39,250)	
5145 Contract Housekeeping	-	-	33,540	33,540	
5160 Social Security & Medicare	10,000	9,915	7,593	(2,322)	
5170 Unemployment Taxes	350	200	200	-	
5180 Health Insurance	6,000	12,000	6,000	(6,000)	
5190 Continued Education	250	250	200	(50)	
5195 Uniform Allowance	500	300	300	-	
	<u>141,600</u>	<u>152,270</u>	<u>152,093</u>	<u>(177)</u>	<u>(0.12)</u>
5200 Administration					
5210 Mileage Reimburse	100	100	100	-	
5220 Cell Phone	200	850	800	(50)	
5230 Internet	5,300	4,000	3,000	(1,000)	
5240 Postage & Delivery	700	700	700	-	
5250 Copier/Fax Supply	500	1,000	1,000	-	
5260 General Off Supply	2,500	2,500	2,500	-	
5270 Equip Replacement	500	1,500	1,500	-	
5280 Contingency	1,000	1,000	12,404	11,404	
5290 Bad Debt Expense	6,840	7,632	-	(7,632)	
5295 Florida Condo Filing Fees	750	750	750	-	
	<u>18,390</u>	<u>20,032</u>	<u>22,754</u>	<u>2,722</u>	<u>13.59</u>
5400 Professional					
5410 Legal Fees	3,500	10,000	8,000	(2,000)	
5420 Audit Fees	3,500	3,500	3,500	-	
	<u>7,000</u>	<u>13,500</u>	<u>11,500</u>	<u>(2,000)</u>	<u>(14.81)</u>
5500 Insurance					
5510 General Liability	1,300	9,733	11,000	1,267	
5520 Flood	200,879	220,402	105,000	(115,402)	
5530 Prop	41,500	148,742	169,000	20,258	
5540 Umbrella	3,324	2,794	3,000	206	
5550 Condo DIS	193,206 *	-	4,800	4,800	
5560 Worker's Comp	5,402	5,385	3,900	(1,485)	
5570 Appraisal for Ins	500	500	500	-	
5580 Cyber Liability	-	-	650	650	
* Boiler & Machinery - now in property	<u>446,111</u>	<u>387,556</u>	<u>297,850</u>	<u>(89,706)</u>	<u>(23.15)</u>
5600 Buildings					
5610 General Contracted	4,500	2,500	5,000	2,500	
5620 A/C Maintenance	2,000	1,000	2,000	1,000	
5630 Plumbing	30,000	35,000	60,000	25,000	
5633 Sewer Line Clean Out	4,000	4,500	9,000	4,500	
5635 Drywall Repairs	1,000	1,500	1,500	-	
5640 Pest Control Services	4,500	4,700	6,624	1,924	
5650 Carpet Cleaning	-	500	6,000	5,500	
5660 Water Pump Inspect	1,000	2,000	2,000	-	

	<u>Budget</u>	<u>Budget</u>	<u>Proposed</u>	<u>Increase</u>	
	<u>2016</u>	<u>2017</u>	<u>2,018</u>	<u>(Decrease)</u>	<u>% Change</u>
5670 Decorating Supplies	1,000	1,000	1,000	-	
5680 General Supplies	7,000	9,500	9,500	-	
5690 Equipment Replace	2,300	1,500	1,500	-	
	<u>57,300</u>	<u>63,700</u>	<u>104,124</u>	<u>40,424</u>	<u>63.46</u>
5700 Elevators					
5710 General Maintenance..	500	2,000	2,000	-	
5720 Annual Contract	8,000	12,500	12,338	(162)	
5730 License	450	450	450	-	
5750 State Inspections	1,500	1,000	1,000	-	
	<u>10,450</u>	<u>15,950</u>	<u>15,788</u>	<u>(162)</u>	<u>(1.02)</u>
5800 Grounds					
5810 General Contracted	1,500	-	-	-	
5820 Landscape Contract	25,000	25,750	26,525	775	
5825 Annual Plants/Mulch	10,600	14,550	15,000	450	
5830 Tree & Mangrove Trimming	8,850	9,300	9,300	-	
5840 Irrigation	3,500	3,500	3,500	-	
5850 Beach Raking	1,225	1,400	1,400	-	
5860 Palm Injections	460	460	460	-	
5870 General Supplies	1,000	500	1,200	700	
5880 Equip. Replacement	800	800	1,000	200	
5890 Damaged Plants/Frost	1,500	2,500	2,500	-	
	<u>54,435</u>	<u>58,760</u>	<u>60,885</u>	<u>2,125</u>	<u>3.62</u>
5900 Pool					
5910 General Contracted	800	2,000	5,000	3,000	
5920 Permit	250	250	250	-	
5930 General Supplies	5,600	6,000	6,000	-	
5940 Equipment Replace	4,000	1,000	2,000	1,000	
	<u>10,650</u>	<u>9,250</u>	<u>13,250</u>	<u>4,000</u>	<u>43.24</u>
6000 Fitness & Entertainment					
6010 Tennis& Gym Repair & Maintena	800	1,000	1,000	-	
6020 Gym - General Contract	1,000	600	600	-	
6030 Community Internet	740	-	-	-	
	<u>2,540</u>	<u>1,600</u>	<u>1,600</u>	<u>-</u>	<u>-</u>
6100 Security					
6110 General Contracted	8,000	-	2,000	2,000	
6120 Fire Protection	1,000	18,500	18,500	-	
6130 Fire Pump Inspection	1,350	-	-	-	
6140 Fire Alarm Inspection	5,000	-	-	-	
6150 Fire Alarm Monitoring	2,300	-	-	-	
6160 Fire Ext Inspection	2,000	-	-	-	
6170 Fire Standpipe Inspect	1,500	-	-	-	
6180 Generator repair, Maintenance	1,500	2,000	2,000	-	
6190 General Supplies	1,000	-	1,000	1,000	
	<u>23,650</u>	<u>20,500</u>	<u>23,500</u>	<u>3,000</u>	<u>14.63</u>
6200 Utilities					
6210 Bulk Cable TV	89,600	92,200	96,000	3,800	

	<u>Budget</u>	<u>Budget</u>	<u>Proposed</u>	<u>Increase</u>	<u>% Change</u>
	<u>2016</u>	<u>2017</u>	<u>2,018</u>	<u>(Decrease)</u>	
6220 Electricity	35,000	35,000	35,000	-	
6230 LP Gas	1,000	2,000	3,800	1,800	
6240 Telephones	4,000	5,000	5,000	-	
6250 Trash Removal	11,000	12,000	12,000	-	
6260 Water & Sewer	96,000	102,720	100,000	(2,720)	
6270 Contingency		9,239	-	(9,239)	
	<u>236,600</u>	<u>258,159</u>	<u>251,800</u>	<u>(6,359)</u>	<u>(2.46)</u>
Total Expenses, before transfer	1,008,726	1,001,277	955,144	(46,133)	(4.61)
5300 5310 Transfer to Replace	210,000	230,520	334,210	103,690	44.98
TOTAL EXPENSES	\$ <u>1,218,726</u>	<u>1,231,797</u>	<u>1,289,354</u>	<u>57,557</u>	<u>4.67</u>
REVENUES					
4120 Interest	550	300	300	-	-
4130 Late Fee / NSF Charges	500	700	700	-	-
4140 Consent to Transfer	1,000	1,200	500	(700)	(58.33)
4150 Security keys	250	100	100	-	-
4160 Faxes and Copy Fees	100	25	25	-	-
4170 Mailbox Locks	45	25	25	-	-
4180 Condo Docs	50	-	-	-	-
4190 Misc. Income /	591	400	1,100	700	175.00
Prior Year Carry Over	48,000	-	-	-	-
	<u>51,086</u>	<u>2,750</u>	<u>2,750</u>	<u>-</u>	<u>-</u>
41.1 Maintenance Fees	1,169,640	1,229,047	1,286,604	57,557	4.68
	\$ <u>1,220,726</u>	<u>1,231,797</u>	<u>1,289,354</u>	<u>57,557</u>	<u>4.67</u>
Total expenses, excluding transfer	1,008,726	1,001,277	955,144	(46,133)	(4.61)
Transfer to replacement	210,000	230,520	334,210	103,690	44.98
Miscellaneous revenues	(3,086)	(2,750)	(2,750)	-	-
Prior years carryover	(48,000)	-	-	-	-
Maintenance fees	\$ <u>1,167,640</u>	<u>1,229,047</u>	<u>1,286,604</u>	<u>57,557</u>	<u>4.68</u>
Per Unit / Month					
Operating Expenses	492	489	465	(24)	(4.91)
Transfer to maintenance	102	112	163	51	45.54
Miscellaneous revenues	(2)	(1)	(1)	-	-
Prior years carryover	(23)	-	-	-	-
	\$ <u>569</u>	<u>600</u>	<u>627</u>	<u>27</u>	<u>4.50</u>