

Calais Condominium
Adopted Budget
April 1, 2023 - March 31, 2024
131 Units

	Adopted 2020-2021	Adopted 2021-2022	ADOPTED 2022-23	Actual YTD 12/31/2022	Projected 3/31/2023	ADOPTED 2023-24
Income						
411 Operating Assessments	\$712,900	\$770,370	\$ 838,600	\$628,949	\$ 838,600	\$ 886,460
412 Reserve Assessments	\$273,600	\$309,000	\$ 317,478	\$238,108	\$ 317,478	\$ 327,002
417 Late Fees	\$0	\$0	\$ -	\$527	\$ 703	\$ -
471 Application Fees	\$0	\$0	\$ -	\$2,400	\$ 3,200	\$ -
491 Operating Interest and other	\$0	\$0	\$ -	\$38	\$ 51	\$ -
Total Operating Income	\$986,500	\$1,079,370	\$ 1,156,078	\$870,022	\$1,160,031	\$1,213,462
Expenses						
Utilities						
500 Electricity	\$ 18,000	\$ 18,000	\$ 18,500	\$ 14,935	\$ 19,913	\$ 19,000
504 Water/Sewer	\$ 40,000	\$ 42,000	\$ 43,000	\$ 42,350	\$ 56,467	\$ 45,000
508 Refuse Removal/Recycling	\$ 13,500	\$ 13,000	\$ 14,500	\$ 11,231	\$ 14,975	\$ 14,500
510 Telephone	\$ 10,000	\$ 10,000	\$ 10,500	\$ 7,456	\$ 9,941	\$ 10,500
511 Cell Phone	\$ 1,000	\$ 1,000	\$ 1,000	\$ 391	\$ 521	\$ 1,000
Total Utilities	\$82,500	\$84,000	\$ 87,500	\$76,363	\$101,817	\$90,000
Building						
600 Building Maintenance	\$ 55,000	\$ 60,000	\$ 85,000	\$ 52,876	\$ 70,501	\$ 70,000
601-1 Roof Repairs	\$ 10,000	\$ 5,000	\$ 10,000	\$ 1,063	\$ 10,862	\$ 10,000
608 Exercise Room	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ 500
611 Janitorial/Building Supplies	\$ 5,000	\$ 5,000	\$ 5,000	\$ 2,817	\$ 3,756	\$ 4,000
640 Elevator	\$ 46,000	\$ 47,000	\$ 17,000	\$ 12,400	\$ 16,533	\$ 17,000
650 Emergency Systems	\$ 8,200	\$ 8,500	\$ 10,000	\$ 18,120	\$ 24,160	\$ 10,000
660 Pool Maintenance	\$ 6,500	\$ 7,200	\$ 7,500	\$ 4,426	\$ 5,901	\$ 6,500
662-1 Pool heat	\$ 3,500	\$ 3,500	\$ 3,500	\$ 2,880	\$ 3,840	\$ 4,000
720 Fountain Maintenance	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,553	\$ 1,553	\$ 1,500
Total	\$134,700	\$136,700	\$ 138,500	\$96,135	\$136,054	\$123,500
Grounds						
700 Landscape Contract	\$ 40,000	\$ 35,000	\$ 38,000	\$ 32,014	\$ 42,685	\$ 40,000
702 Fertilization/Exterminator	\$ 12,000	\$ 11,000	\$ 12,000	\$ 3,220	\$ 12,120	\$ 12,000
703 Plant Replacement	\$ 23,000	\$ 20,000	\$ 20,000	\$ 19,683	\$ 26,244	\$ 20,000
706 Mulch	\$ 9,000	\$ 9,000	\$ 9,500	\$ 986	\$ 9,500	\$ 9,500
708 Sprinkler System	\$ 4,000	\$ 5,000	\$ 2,000	\$ 12,119	\$ 16,159	\$ 5,000
710 Tree Trimming	\$ 15,000	\$ 15,000	\$ 15,000	\$ 18,678	\$ 19,000	\$ 15,000
719 Lake Maintenance	\$ 1,500	\$ 2,500	\$ 2,000	\$ 932	\$ 1,243	\$ 2,000
724 Hurricane Expense			\$ -	\$ 133,555	\$ 178,073	\$ -
734 Holiday Décor	\$ 6,000	\$ 6,000	\$ 6,000	\$ 156	\$ 156	\$ 6,000
Total	\$110,500	\$103,500	\$ 104,500	\$221,343	\$305,180	\$109,500

Calais Condominium
Proposed Budget
April 1, 2023 - March 31, 2024
131 Units

	Adopted 2020-2021	Adopted 2021-2022	ADOPTED 2022-23	Actual YTD 12/31/2022	Projected 3/31/2023	PROPOSED 2023-24
Administration						
800 Management Fee	\$ 23,000	\$ 23,000	\$ 23,000	\$ 17,630	\$ 23,507	\$ 24,000
805 Office Expenses	\$ 6,500	\$ 6,500	\$ 6,500	\$ 5,154	\$ 6,872	\$ 7,000
810 Admin-Applications	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,275	\$ 1,700	\$ 1,500
811 Social Activities	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ 850
812 Legal	\$ 1,000	\$ 2,000	\$ 2,000	\$ 1,613	\$ 2,151	\$ 4,000
813 Accounting	\$ 5,800	\$ 6,000	\$ 9,000	\$ 5,739	\$ 5,739	\$ 7,000
814 Consulting Fees	\$ 1,200	\$ 1,000	\$ 1,000	\$ 4,450	\$ 5,933	\$ 2,000
820 Fees to Division	\$ 600	\$ 600	\$ 600	\$ -	\$ 600	\$ 600
825 Licenses	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750
835 Insurance	\$ 195,000	\$ 252,000	\$ 302,400	\$ 219,767	\$ 302,087	\$ 347,760
801 Personnel on Site	\$ 148,500	\$ 151,470	\$ 160,000	\$ 118,952	\$ 158,603	\$ 168,000
Total	\$384,200	\$445,170	\$ 507,100	\$375,330	\$507,941	\$563,460
TOTAL OPERATING EXPENSE						
	\$712,900	\$770,370	\$ 838,600	\$769,171	\$1,052,546	\$886,460
905 RESERVES	\$ 273,600	\$ 309,000	\$ 317,478	\$ 238,108	\$ 317,478	\$ 327,002
TOTAL COMMON EXPENSE	\$986,500	\$1,079,370	\$ 1,156,078	\$1,007,279	\$1,370,024	\$1,213,462
Annual Assessment (A,B,G)	\$ 7,428	\$ 8,140	\$ 8,716			\$ 9,152
Quarterly Assessment (A,B,G)	\$ 1,857	\$ 2,035	\$ 2,179			\$ 2,288
Annual Assessment (C,D,E,F,H)	\$ 7,556	\$ 8,264	\$ 8,852			\$ 9,292
Quarterly Assessment.C,D,E,F,H	\$ 1,889	\$ 2,066	\$ 2,213			\$ 2,323