



KV PROPERTY MANAGEMENT & CONSULTING

Association Name:

Pompano Atlantis Condominium Association

Budget Worksheet for period Beginning January 1, 2021 to December 31, 2021

Presented with Partially Funded Reserves

	2020 Approved Budget Monthly	2020 Approved Budget Annual	2021 Approved Budget Monthly	2021 Approved Budget Annual	
INCOME					
41100	Maintenance Fees	125,195.50	1,502,346.00	150,395.06	1,804,740.66
41110	Reserve Income	9,925.00	119,100.00	9,925.00	119,100.00
	TOTAL MAINTENANCE	135,120.50	1,621,446.00	160,320.06	1,923,840.66
OTHER INCOME					
41111.1	Reserve Interest	1,408.67	16,904.00	250.00	3,000.00
42083	Cable Fees	500.00	6,000.00	333.33	4,000.00
42200	Late fee Interest	41.67	500.00	-	-
42204	FOB Income	83.33	1,000.00	25.00	300.00
42322	Interest Income	6.67	80.00	-	-
42440	Late Fee Income	166.67	2,000.00	-	-
42443	Laundry/Tokens	1,750.00	21,000.00	1,750.00	21,000.00
42520	Non-Sufficient Fee Income	10.00	120.00	-	-
42560	Miscellaneous Income	25.00	300.00	50.00	600.00
42561	Administrative Fee - Reminder Lette	25.00	300.00	-	-
42562	Administrative Fee - Demand Letter	125.00	1,500.00	-	-
42564	Parking Income	1,825.83	21,910.00	1,766.67	21,200.00
42683	Rental Income	1,383.33	16,600.00	1,400.00	16,800.00
42721	Screening Fees Income	291.67	3,500.00	200.00	2,400.00
	TOTAL OTHER INCOME	7,642.83	91,714.00	5,775.00	69,300.00
	TOTAL REVENUES	142,763.33	1,713,160.00	166,095.06	1,993,140.66
ADMINISTRATIVE EXPENSES					
51010	Accounting Fees	433.33	5,200.00	433.33	5,200.00
51020	Management Collected Fees	250.00	3,000.00	-	-
51026	Annual Reporting Fee	-	-	5.17	62.00
51050	Bank Charges	20.83	250.00	20.83	250.00
51110	Fees Payable to Division	-	-	80.00	960.00
51150	Legal Expense	1,000.00	12,000.00	1,000.00	12,000.00
51160	Licenses/Permits	166.67	2,000.00	283.33	3,400.00
51163	Maintenance Fee Expense	535.00	6,420.00	671.00	8,052.00
51170	Office Expenses	208.33	2,500.00	541.67	6,500.00
51200	Postage/Delivery	375.00	4,500.00	458.33	5,500.00
51209	Professional Fees	79.17	950.00	79.17	950.00
51230	Screening Fees	125.00	1,500.00	66.67	800.00
	TOTAL ADMINISTRATIVE	3,193.33	38,320.00	3,639.50	43,674.00
UTILITIES					
60011	Electricity	7,666.67	92,000.00	7,833.33	94,000.00
60019	Gas: Pool & Grills	375.00	4,500.00	391.67	4,700.00
60030	Telephone	658.33	7,900.00	450.00	5,400.00
60041.1	Waste Management	-	-	1,500.00	18,000.00
60050	Water & Sewer	8,750.00	105,000.00	9,166.67	110,000.00
	TOTAL UTILITIES	17,450.00	209,400.00	19,341.67	232,100.00
CONTRACTS					



RW PROPERTY MANAGEMENT & CONSULTING

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Presented with Partially Funded Reserves

	2020	2020	2021	2021	
	Approved Budget	Approved Budget	Approved Budget	Approved Budget	
	Monthly	Annual	Monthly	Annual	
70030	Cable TV	10,229.17	122,750.00	20,451.73	245,420.71
70090	Elevator Contract	1,300.00	15,600.00	637.50	7,650.01
70091	Elevator Phone Monitoring	-	-	30.00	360.00
70095	Fitness Equipment Service Agreement	-	-	75.00	900.00
70098	Copier Lease	-	-	110.21	1,322.52
70113	Fire Alarm System	595.00	7,140.00	567.58	6,810.96
70114	Fire Alarm Monitoring	-	-	50.60	607.25
70121	Floor Contract Maintenance	296.67	3,560.00	270.00	3,240.00
70160	Generator	-	-	172.17	2,066.04
70180	HVAC System	980.00	11,760.00	980.00	11,760.00
70191.1	Tree Trimming	-	-	116.67	1,400.04
70210	Lawn Maintenance	583.33	7,000.00	550.00	6,600.00
70239	Management Services	1,987.50	23,850.00	2,024.55	24,294.60
70239.1	Overhead Fee KWPM	-	-	368.10	4,417.20
70239.2	Web Hosting & Internet	-	-	306.75	3,681.00
70300	Pest Control	314.17	3,770.00	314.17	3,770.04
70330	Pool/Spa Contract	485.00	5,820.00	485.00	5,820.00
70370	Security Services	16,656.00	199,872.00	16,823.33	201,879.96
70401	Trash Chute Cleaning & Odor Control	-	-	188.17	2,258.04
70402	Trash Removal	1,500.00	18,000.00	-	-
70418	Railing Cleaning	-	-	834.60	10,015.20
70420	Water Treatment	230.33	2,764.00	227.78	2,733.36
70421	Window Cleaning	-	-	705.06	8,460.72
	TOTAL CONTRACTS	35,157.17	421,886.00	46,288.97	555,467.65
INSURANCE					
72000	Insurance	38,084.00	457,008.00	38,998.45	467,981.37
	TOTAL INSURANCE	38,084.00	457,008.00	38,998.45	467,981.37
REPAIRS & MAINTENANCE					
80010	Air Conditioning	1,212.50	14,550.00	1,250.00	15,000.00
80060	Contingency	250.00	3,000.00	250.00	3,000.00
80080	Electrical	416.67	5,000.00	416.67	5,000.00
80109	Fire Expense	675.00	8,100.00	916.67	11,000.00
80160	Generator	83.33	1,000.00	-	-
80161	General Maintenance & Repairs	3,366.67	40,400.00	3,366.67	40,400.00
80182	Janitorial Supplies	341.67	4,100.00	425.00	5,100.00
80212.1	R&M-Landscaping Repl	-	-	1,666.67	20,000.00
80285	Paint Supplies	208.33	2,500.00	500.00	6,000.00
80320	Plumbing	1,666.67	20,000.00	1,666.67	20,000.00
80399	Trash Chute	208.33	2,500.00	166.67	2,000.00
	TOTAL REPAIRS & MAINT	8,429.17	101,150.00	10,625.00	127,500.00
PAYROLL/RELATED EXPENSES					
89000	Payroll Expenses	29,116.00	349,392.00	37,026.47	444,317.65
	TOTAL PAYROLL & RELATED EXPENSES	29,116.00	349,392.00	37,026.47	444,317.65
RESERVES					



K&W PROPERTY MANAGEMENT & CONSULTING

Association Name:

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Presented with Partially Funded Reserves

	2020 Approved Budget Monthly	2020 Approved Budget Annual	2021 Approved Budget Monthly	2021 Approved Budget Annual
94050 Reserve Transfer	9,925.00	119,100.00	9,925.00	119,100.00
94051 Reserve Interest Transfer	1,408.67	16,904.00	250.00	3,000.00
TOTAL RESERVES	11,333.67	136,004.00	10,175.00	122,100.00
TOTAL EXPENSES	142,763.33	1,713,160.00	166,095.06	1,993,140.66
NET OPERATING INCOME (LOSS)	-	-	-	-

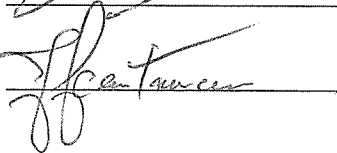
Summary of Assessments

	2020	2021
Maintenance Fees	1,502,346.00	1,804,740.66
Reserve Income	119,100.00	119,100.00
Total \$	1,621,446.00	\$ 1,923,840.66

Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

APPROVED BY: 

DATE: 12/15/2020

APPROVED BY: 

DATE: 12/15/2020



KVP PROPERTY MANAGEMENT & CONSULTING

Pompano Atlantis Condominium Association

Association Name:

Reserve Budget Worksheet for period Beginning January 1, 2021 to December 31, 2021

Description	Estimated Replacement Cost	Estimated Total Useful Life	Estimated Remaining Useful Life	Projected Fund Balance as of 12/31/2020	Balance to be Funded	2021 Monthly Contribution	2021 Annual Contribution	2021 Partial Reserve Contribution (if applicable)
Driveways/Pavement	15,000.00	8	-	5,528.80	9,471.20	789.27	9,471.20	852.00
Cooling Tower	200,000.00	30	11	45,522.80	154,477.20	1,170.28	14,043.38	3,888.00
Concrete	4,000,000.00	30	26	60,749.91	3,939,250.09	12,625.80	151,509.62	10,524.00
Pool Deck	60,000.00	20	5	553.00	59,447.00	990.78	11,889.40	-
Elevator	400,000.00	30	30	25,927.76	374,072.24	-	-	21,840.00
Carpet/Drapes	150,000.00	10	-	107,546.96	42,453.04	3,537.75	42,453.04	5,424.00
A/C Equipment	100,000.00	20	-	66,743.80	33,256.20	2,771.35	33,256.20	12,612.00
Plumbing	750,000.00	40	5	103,958.68	646,041.32	10,767.36	129,208.26	15,528.00
Roof	650,000.00	20	7	324,828.20	325,171.80	3,871.09	46,453.11	28,020.00
Paint (Exterior)	225,000.00	8	5	36,397.68	188,602.32	3,143.37	37,720.46	5,748.00
Reserve General	80,000.00	20	-	13,495.81	66,504.19	5,542.02	66,504.19	14,664.00
Reserve Interest	-	-	-	31,844.69	(31,844.69)	-	-	-
TOTAL RESERVES	\$ 6,630,000.00			\$ 823,098.09	\$ 5,806,901.91	\$ 45,209.07	\$ 542,508.87	\$ 119,100.00

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Association Name: Pompano Atlantis Condominium Association

Maintenance and Reserve Income Per Unit for period Beginning January 1, 2021 to December 31, 2021

Yearly Maintenance 1,804,740.66 Yearly Reserves 119,100.00

Presented with Partially Funded Reserves

Unit Type	Number of Units per type	Ownership % per Unit	Total ownership % per unit type	Monthly Maintenance per unit	Monthly Reserves per Unit	Total Monthly Maintenance with Reserves per Unit
All Units	240	0.41667%	100.000%	626.65	41.35	668.00
	240		100.0000%			