

December 17, 2020

Dear Owners:

Please find attached the approved 2021 Budget adopted by the Board of Directors on Wednesday, December 16, 2020.

The new maintenance payments are as follows (Budget-Page 3):

One Bedrooms – \$492.00

Two Bedrooms – \$740.00

PH – One B/R – \$740.00

PH – Two B/R – \$884.00

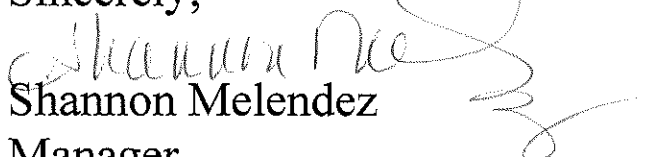
PH 16 – \$1,291.00

PH 8 & 12 – \$1,539.00

In the event you do not require or need coupons/envelopes, please advise as soon as possible as we are in process of ordering to send to all residents.

Should you have any questions regarding the new maintenance payments please contact the office for assistance. We appreciate your understanding and cooperation.

Sincerely,

  
Shannon Melendez  
Manager

Pompano Beach Club South Working Budget 2020	2020 BUDGET	Jan -Oct 2020 Month Actual	12 Month Projection - 2020	2021 BUDGET	BUDGET NOTES
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January 1, 2021  
to December 31,  
2021

Ordinary Income/Expense

Income

					Up due to COVID Cost/ Repairs/Salaries/ Utilities/Maintenance Contracts/ Rec. Center Assessment/ELSS cost/ Major Insurance
300500 - MAINTENANCE ASSESSMENT	\$ 1,912,410.45	\$ 1,592,830.00	\$ 1,911,396.00	\$ 2,348,775.27	Increase
301000 - TRANSFER FEES (UPON SALE)	\$ 3,000.00	\$ 2,715.14	\$ 3,258.17	\$ 3,000.00	Down due to COVID
302000 - RENTAL FEES (UPON RENTAL)	\$ 6,000.00	\$ 3,225.00	\$ 3,870.00	\$3,500	Down due to COVID
306000 - WASHER & DRYER	\$ 24,000.00	\$ 22,000.50	\$ 26,400.60	\$25,000	
307000 - HALLWAY STORAGE	\$ 2,000.00	\$ 1,700.00	\$ 2,040.00	\$ 2,000.00	
307300 - P-3 STORAGE	\$ 2,000.00	\$ 1,775.00	\$ 2,130.00	\$ 2,000.00	
307500 - P-1 STORAGE	\$ 5,500.00	\$ 5,350.00	\$ 6,420.00	\$ 5,500.00	
309000 - GARAGE RENT	\$ 8,500.00	\$ 8,440.00	\$ 10,128.00	\$ 8,500.00	
311000 - RENTAL APT INCOME	\$ 24,000.00	\$ 18,800.00	\$ 22,560.00	\$ 22,000.00	Rental Income from Feb. to Dec. Due to 1 rental every 12 months
313000 - INCOME - OWNER REP/MNT	\$ 6,000.00	\$ 3,785.90	\$ 4,543.08	\$3,500	
326000 - LATE FEE INCOME	\$ 100.00	\$ -	\$ -	\$ -	Never had any late fee income
360000 - INTEREST INCOME	\$ 10,500.00	\$ 2,829.70	\$ 3,395.64	\$5,000	
376000- BROWARD CTY LEASE INC	\$ 62,400.00	\$ 52,850.01	\$ 63,420.01	\$ 64,272.00	3% increase due under Contract
391000 - MISC INCOME	\$ 5,500.00	\$ 14,472.16	\$ 17,366.59	\$2,500	Down due to Insurance claim payoff/Proper assignment to different category in GL Account/actual income received this year \$2,500
<b>Total Income</b>	<b>\$ 2,071,910.45</b>	<b>\$ 1,730,773.41</b>	<b>\$ 2,076,928.09</b>	<b>\$ 2,495,547.27</b>	<b>\$146,772.00</b>

Pompano Beach Club South Working Budget 2021	2020 BUDGET	Jan -Oct 2020 Month Actual	12 Month Projection - 2020	2021 BUDGET	BUDGET NOTES
<b>Expense</b>					
501101 - ADMINISTRATIVE - P/R - INS	\$ 90,604.88	\$ 76,712.55	\$ 92,055.06	\$103,388.20	Estimated 5% increase
501102 - MAINTENANCE - P/R - INS	\$ 183,311.00	\$ 164,713.84	\$ 197,656.61	\$242,468.05	estimated 5 % increase, plus an additional cleaning person to improve cleaning
501103 - SECURITY - P/R - INS	\$ 131,191.80	\$ 109,473.26	\$ 131,367.91	\$134,773.29	estimated 5% increase
		\$ 66,750.33			ELSS engineering cost and fees, expenses for dismissed claim, AC replacement engineer fees, Water pump
504000 - CONSULTING FEES	\$ 25,000.00		\$ 80,100.40	\$50,000.00	engineer fees, Future anticipated Engineering fees for ELSS,
505000 - CPA AUDIT	\$ 7,500.00	\$ 7,850.00	\$ 9,420.00	\$8,000.00	New Auditor with HOA & Condo specialist
506000 - ADMINISTRATIVE EXPENSES	\$ 7,000.00	\$ 14,032.98	\$ 16,839.58	\$10,000.00	Computer upgrade needed for Win. 10, replace defective computer, Payroll service fees and Website Maintenance
506001 - OFFICE EQUIPMENT LEASE		\$ 1,341.94	\$ 1,610.33	\$3,200.00	Lease for New Copier and Postage Machine for year
507000 - APPLICATION FEES	\$ 3,500.00	\$ 3,725.00	\$ 4,466.67	\$4,000.00	Is covered by income generated by fees received
516000 - BANK CHARGES	\$ 650.00	\$ 473.95	\$ 568.74	\$650.00	Bank Account fees
518000 - CABLE TV SERVICE	\$ 279,984.00	\$ 220,064.29	\$ 264,077.15	\$285,062.64	\$23,755.22 monthly / 3% annual increase
535000 - BAD DEBT EXPENSE	\$ 3,000.00	\$ -	\$ -	\$4,000.00	Tenant moved out without notice and is in collections, plus anticipated non-payment of Special assessment
537000 - ELECTRICITY	\$ 120,000.00	\$ 90,409.48	\$ 108,491.38	\$120,914.07	Advised by FPL to expect a 3-5% increase
538000 - FIRE ALARM SERVICE	\$ 10,000.00	\$ 8,801.40	\$ 10,561.68	\$10,000.00	Repairs to Fire Alarm, outside of service contract
548000 - BLDG/INSURANCE	\$ 350,000.00	\$ 376,898.67	\$ 452,278.40	\$457,006.85	Estimated 20-25% increase by experts
555000 - LEGAL	\$ 7,000.00	\$ 20,419.13	\$ 24,502.96	\$15,000.00	Covid-19, ELSS and Association Matters, Special Assessment Issue, Contractor issues
557000 - LICENSES & PERMITS	\$ 1,000.00	\$ 930.94	\$ 1,117.13	\$1,200.00	Elevator License , ELSS permit and Permits for Wok done by Association
557100 - DIVISION FEE	\$ 1,300.00	\$ 1,228.00	\$ 1,473.60	\$1,300.00	Licensing Fees for Association
					cooling tower billed monthly/AC ELSS maintenance checks/lobby annual/alarm qtrly/elevator increasing due to moving from qtrly to mothly serv based on age of elevators/grounds increasing 391.88 plus canopy fees/minus landscape committ cost/exterminator increase in serv cost/roof warranty inspect moved from routine maint to roof
557600 - MAINTENANCE AGREEMENTS	\$ 40,000.00	\$ 35,763.32	\$ 42,915.98	\$66,896.48	
559100 - INTEREST EXPENSE	\$ 3,000.00	\$ 288.04	\$ 345.65	\$19,000.00	Fees for 2019 insurance loan and possible loan for 2021 due to significant increase based on 4% loan
559400 - PROPERTY TAX 703	\$ 6,000.00	\$ -	\$ -	\$6,500.00	For Association Unit 703
563000 - OFFICE SUPPLIES/EXPENSES	\$ 5,000.00	\$ 4,037.64	\$ 4,845.17	\$5,000.00	expected normal supplies
568000 - POSTAGE/COPIES	\$ 2,000.00	\$ 2,222.60	\$ 2,667.12	\$2,400.00	Annual Meeting Exoense and Special Assessment Expense
572200 - APT 703 DUES & ASSESMENT	\$ 8,000.00	\$ 7,152.00	\$ 8,582.40	\$8,616.00	Increased Assessments
573000 - R/M - ELEVATOR	\$ 4,000.00	\$ 2,559.66	\$ 3,071.59	\$4,000.00	expected replacement parts
					Wall Repair & Painting, Ceiling Light blubs & fixtures, Installation of Fire doors to save cost against ELSS, Screen
573200 - R/M BDLG. INTERIOR	\$ 1,500.00	\$ 28,271.03	\$ 33,925.24	\$6,000.00	Replacement in Garage, Batteries for alarms and install fire proof tiles in certain areas
573400 - R/M BLDG. EXTERIOR	\$ 6,000.00	\$ 2,931.17	\$ 3,517.40	\$6,000.00	expected routine repairs
573600 - R/M - EXTERMINATOR	\$ 7,500.00	\$ 6,470.51	\$ 7,764.61	\$100.00	Reduced since Exterminator cost removed from line item
573800 - R/M - GROUNDS	\$ 7,500.00	\$ 10,767.79	\$ 12,921.35	\$4,000.00	Irrigation charges, Landscape Committ. Expenses, reduced line item and move maintenance service contracts
573900 - R/M - AIR CONDITIONING	\$ 20,000.00	\$ 15,870.79	\$ 19,044.95	\$20,000.00	AC Repairs to Units and Controls
					Annual Testing of Equipment required by law, repair to fire backflow valve, Trash Shute Cleaning, Repair to
574000 - R/M - EQUIPMENT	\$ 7,000.00	\$ 8,841.63	\$ 10,609.96	\$8,500.00	Cameras and repair to equipment
574050 - R/M - WASHER / DRYER	\$ 6,000.00	\$ 250.00	\$ 300.00	\$1,000.00	Under budget due to new washers
574100 - R/M - PLUMBING	\$ 20,000.00	\$ 17,891.01	\$ 21,469.21	\$20,000.00	Repairs to plumbing due to cracked pies etc.
574200 - R/M - COMMON AREAS	\$ 5,000.00	\$ 116.00	\$ 139.20	\$2,500.00	Repairs to Lobby Doors, reduced due to better maintenance
574300 - R/M - ROOF	\$ 2,000.00	\$ 1,117.00	\$ 1,340.40	\$2,000.00	Inspections needed to maintane warrenty on roof, moved to service contracts
574700 - GARAGE DOOR TRANSMITTER	\$ 600.00	\$ 460.00	\$ 552.00	\$600.00	paid by what is collected
577800 - SUPPLIES - OWNER/REPAIRS	\$ 800.00	\$ 261.75	\$ 314.10	\$500.00	reduced since COVID and less request due to decrease in residents visits
578000 - SUPPLIES/MAINTENANCE	\$ 4,000.00	\$ 2,002.41	\$ 2,402.89	\$4,000.00	Reduce residents reduced cost
578100 - SUPPLIES/SHOP TOOLS - 001	\$ 800.00	\$ 1,149.88	\$ 1,379.86	\$800.00	Replace tools due to worn out tools and dams for stopping lobby flooding
578200 - SUPPLIES/ELECTRICAL	\$ 500.00	\$ 676.08	\$ 811.30	\$600.00	Wires, switchers, timers and misc. electrical supplies
579200 - SUPPLIES/CLEANING - 001	\$ 3,000.00	\$ 5,234.09	\$ 6,280.91	\$6,000.00	Due to COVID, expected to continue due to current conditions expected to increase
579300 - SUPPLIES/PLUMBING	\$ 700.00	\$ 809.60	\$ 971.52	\$1,000.00	Repairs necessary due to age of system and needed repairs to maintain system
582000 - TAXES PAYROLL	\$ 40,510.77	\$ 30,660.84	\$ 36,793.01	\$42,311.97	Increase

592000 - TELEPHONE	\$ 7,500.00	\$ 6,904.24	\$ 8,285.09	\$8,864.76	Advised \$738.73 per month
594000 - UNIFORMS	\$ 800.00	\$ 534.64	\$ 641.57	\$800.00	Employees Uniforms cost
596000 - UTILITIES - GAS	\$ -	\$ -	\$ 14.74	\$0.00	
597000 - UTILITIES - SEWER/WATER	\$ 130,000.00	\$ 116,300.34	\$ 139,560.41	\$155,378.96	Advised between \$11K to 13K increase
598000 - UTILITIES - WASTE/TRASH	\$ 15,000.00	\$ 15,046.39	\$ 18,055.67	\$17,820.00	Advised \$1,485 mo bill
599000 - CONTINGENCY EXPENSE	\$ 20,000.00	\$ 10,581.35	\$ 12,697.62	\$25,000.00	Increase due to COVID continuing and ELSS starting
704000 - PBC REC CENTER (MONTHLY)	\$ 387,000.00	\$ 322,477.50	\$ 386,973.00	\$410,808.00	Increase due to Recreation Center Increase in Assessment Switch from Straight line reserves to Pooled Reserves, changed the calculations we use. In addition, given the need for concrete reoair in the garage and building, we need to add in projected cost for that work and deferred maintenamnce needs to be included.
999999 - RESERVES	\$ 89,058.00	\$ 152,422.52	\$ 182,907.02	\$187,588.00	
<b>Total Expenses</b>	<b><u>\$ 2,071,810.45</u></b>	<b><u>\$ 1,544,817.33</u></b>	<b><u>\$ 2,059,756.44</u></b>	<b><u>\$2,495,547.27</u></b>	

**POMPANO BEACH CLUB SOUTH - MAINTENANCE PAYMENT AMOUNT FOR YEAR 2021**

APARTMENT TYPE	UNITS	2021 MONTHLY MAINT	% INCR/DECRE	APART SQ FOOTAGE	MONTHLY MAINT AMOUNT	MONTHLY REC CENTER AMOUNT	ROUNDING ADJUSTMENT	2021 CABLE TV SERVICE	RESERVES	2021 Monthly Maintenance
					\$1,465,316.63	\$410,808.00	N/A	\$285,062.64	\$187,588.00	\$2,348,775.27
										↓
1 BEDROOM - 140	140	\$493.00	-0.20%	.002200	\$268.67	\$111.51		\$77.38	\$34.42	\$492.00
2 BEDROOM - 148	148	\$741.00	-0.13%	.00400	\$488.42	\$111.51		\$77.38	\$62.50	\$740.00
1 BEDROOM PH	8	\$741.00	-0.13%	.00400	\$488.42	\$111.51		\$77.38	\$62.50	\$740.00
2 BEDROOM PH	8	\$885.00	-0.11%	.00505	\$616.67	\$111.51		\$77.38	\$78.92	\$884.00
PENTHOUSE 16	1	\$1,292.00	-0.08%	.00800	\$976.92	\$111.51		\$77.38	\$125.08	\$1,291.00
PENTHOUSE #8, 12	2	\$1,539.00	0.00%	.00980	\$1,196.67	\$111.51		\$77.38	\$153.17	\$1,539.00
TOTAL UNITS - 307	307									Less Rounding Adjustment