

Palm-Aire C.C Assoc.#6, Inc.
2023 APPROVED BUDGET
 January 1 ,2023- December 31, 2023

	8 months (actual) 8/31/2022	Annualized Revenues & Expenses Consol.	2022 Budget Consol.	Budget Variance Over (Under) Consol.	2023 Budget Consol.	Increase (Decrease) from 2022 Budget Consol.
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CONSOLIDATED

INCOME							
6310	Maintenance	1,417,090	2,125,635	2,125,635	-	3,001,006	875,371
6315	Reserves - Buildings	304,667	457,000	457,000	(0)	580,000	123,000
6320	Reserve - Rec Areas	14,077	21,115	21,115	(0)	21,116	1
6325	Cable Income	-	-	-	-	191,250	191,250
6340	Late Fee Income	1,241	1,861	2,878	(1,017)	2,800	(78)
6510	Resales Leasing	7,150	10,725	4,519	6,206	4,500	(19)
6910	Interest Income	900	1,350	3,184	(1,834)	-	(3,184)
6920	Other income (Clbhs Rental)	498	748	1,030	(282)	2,000	970
6922	Laundry Income	1,880	2,820	3,000	(180)	2,000	(1,000)
6950	Operating Surplus - Prior	51,333	77,000	77,000	(0)	-	(77,000)
Total INCOME		1,798,836	2,698,254	2,695,361	2,893	3,804,672	1,109,311

ADMIN & COMMON EXPENSES							
7010	Management Fees	86,667	130,000	130,000	0	130,000	-
7020	Audit & Accounting Fees	4,284	6,426	6,425	1	6,600	175
7160	Legal Fees	45,328	67,992	9,293	58,699	15,000	5,707
7230	Auto & Truck (Gas)	1,365	2,047	201	1,846	3,500	3,299
7235	Equipment - Radio	400	600	612	(12)	600	(12)
7250	Bank Charges	263	394	220	174	400	180
7260	Postage	2,757	4,136	3,000	1,136	4,500	1,500
7265	Printing & Stationary	4,477	6,716	4,080	2,636	6,800	2,720
7320	Office Expenses	1,668	2,502	2,345	157	2,500	155
7330	Resale & leasing	3,800	5,700	3,500	2,200	5,800	2,300
7420	Plumbing R&M	12,976	19,464	25,000	(5,536)	25,000	-
7430	Emergency Call-Outs	1,350	2,025	2,200	(175)	2,200	-
7440	Insurance - ALL	504,072	756,108	593,714	162,394	1,134,162	540,448
7445	Insurance - Flood - Bldg 71	1,123	1,685	1,751	(66)	2,625	874
7450	State Condo Fees	1,201	1,801	1,800	1	1,800	-
7453	Licenses & Permits	2,328	3,492	3,500	(8)	3,500	-
8080	Building Business /10	316	474	2,000	(1,526)	1,000	(2,000)
8100	Electric Bulbs	1,652	2,478	980	1,498	2,500	1,520
8190	Operating Deficit (Prior Year)	-	-	-	-	377,470	377,470
Total ADMIN & COMMON EXPENSES		676,027	1,014,041	790,621	223,420	1,725,957	934,336

CONTRACTS							
7500	Lawn Maintenance	94,283	141,424	145,427	(4,003)	146,000	573
7502	Ground Landscaping	13,085	19,628	30,937	(11,310)	25,000	(5,937)
7503	Exterminating	13,435	20,152	24,000	(3,848)	24,212	212
7505	Cut & Tree Trimming	13,415	20,123	37,500	(17,378)	27,500	(10,000)
7508	Fire Monitoring	12,273	18,409	20,000	(1,591)	26,000	6,000
7510	Maint & Repair General	78,154	117,231	117,300	(69)	117,300	-
7512	Maintenance Payroll	59,483	89,224	86,700	2,524	89,400	2,700
7514	Custodial Maintenance	148,769	223,153	209,744	13,409	250,000	40,256
7516	Waste Removal	39,286	58,929	66,000	(7,071)	58,600	(7,400)
7520	Elevator Contract	28,058	42,087	41,500	587	53,200	11,700
7521	Elevator Phone Monitoring	4,433	6,649	6,275	374	7,000	725
7530	Maintenance & Repair - Roof	14,575	21,863	-	21,863	-	-
7535	Roof Maintenance (except 77)	21,170	31,755	21,170	10,585	52,270	31,100
7540	Sprinkler Repairs	400	600	500	100	500	-
7550	Security	37,416	56,124	54,300	1,824	64,542	10,242
7565	Bank Loan	10,957	16,435	20,500	(4,065)	-	(20,500)
7570	Cable TV Expenses	123,063	184,595	185,400	(806)	151,200	(34,200)
7575	Internet Expense	-	-	1,000	(1,000)	-	(1,000)
7580	Lobby A/C Maintenance	1,800	2,700	2,570	130	2,800	230
7590	Fountain Maintenance	1,824	2,736	1,020	1,716	2,900	1,880
7910	Tele-Entry System / Alarm Phone	6,594	9,891	9,400	491	-	(9,400)
7990	Bad Debts	1,015	1,522	-	1,522	-	-
Total REPAIR & MAINTENANCE (R&M) EXPENSES		723,487	1,085,230	1,081,243	3,987	1,098,424	17,181

UTILITIES							
8010	Electricity	27,228	40,843	35,000	5,843	42,000	7,000
8034	Water & Sewer	165,458	248,187	235,000	13,187	255,000	20,000
Total UTILITIES		192,686	289,029	270,000	19,029	297,000	27,000

RECREATION EXPENSES							
8220	Rec Pool Contracts	6,600	9,900	9,900	-	10,000	100
8222	Rec Maint & Repair - General	8,907	13,361	10,000	3,361	13,500	3,500
8226	Rec Pool Repairs & Supplies	2,245	3,368	7,500	(4,133)	3,500	(4,000)
8245	Rec Ground Landscaping	2,056	3,084	3,000	84	3,175	175
8260	Rec Electric	16,808	25,212	18,000	7,212	25,000	7,000
8284	Rec Water & Sewer	2,722	4,083	10,000	(5,917)	4,000	(6,000)
8290	Rec Lake Maintenance	1,200	1,800	-	1,800	-	-
8960	Rec Pump Electric	15,090	22,635	17,000	5,635	23,000	6,000
Total RECREATION		55,628	83,442	75,400	8,042	82,175	6,775

Palm-Aire C.C Assoc.#6, Inc.
 2023 APPROVED BUDGET
 January 1 ,2023- December 31, 2023

CONSOLIDATED

	8 months (actual) 8/31/2022	Annualized Revenues & Expenses <i>Consol.</i>	2022 Budget <i>Consol.</i>	Budget Variance Over (Under) <i>Consol.</i>	2023 Budget <i>Consol.</i>	Increase (Decrease) from 2022 Budget <i>Consol.</i>	
RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	14,077	21,115	21,116	(1)	21,116	-
9100	Condo Reserves	304,667	457,000	457,000	(0)	580,000	123,000
	Total RESERVE CONTRIBUTIONS	318,743	478,115	478,116	(1)	601,116	123,000
	Total Expenses	1,966,572	2,949,857	2,695,380	254,477	3,804,672	173,956
	Net Income (Loss)	(167,735)	(251,603)	(19)	(251,584)	0	935,355

Condo #	# of units	% per budget
70	59	13.1
71	30	6.7
72	50	11.1
73	20	4.5
74	24	5.3
76	59	13.1
77	40	8.9
78	59	13.1
78a	50	11.1
79	59	13.1
		100

Palm-Aire C.C Assoc.#6, Inc.
BLDG 70
2023 APPROVED BUDGET
January 1, 2023- December 31, 2023

	8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget	
INCOME							
6310	Maintenance	187,973	281,959	281,959	(0)	414,683	132,723
6315	Reserves - Buildings	38,000	57,000	57,000	-	140,000	83,000
6320	Reserve - Rec Areas	1,844	2,766	2,766	-	2,766	0
6325	Cable Income	0	0	-	-	25,054	25,054
6340	Late Fee Income	175	263	377	(115)	367	(10)
6510	Resales	1,000	1,500	586	914	590	4
6910	Interest Income	99	149	405	(256)	-	(405)
6920	Other Income	25	38	135	(97)	262	127
6922	Laundry Income	865	1,298	1,380	(82)	920	(460)
6950	Operating Surplus - Prior	0	0	-	-	-	0
	Total INCOME	229,981	344,972	344,608	364	584,640	240,032

ADMIN & COMMON EXPENSES							
7010	Management Fees	11,353	17,030	17,030	0	17,030	0
7020	Audit & Accounting Fees	561	842	842	0	865	23
7160	Legal Fees	5,404	8,107	1,032	7,075	1,965	933
7230	Auto & Truck (Gas)	179	268	26	242	459	432
7235	Equipment - Radio	52	79	80	(2)	79	(2)
7250	Bank Charges	34	52	26	26	52	26
7260	Postage	361	542	393	149	590	197
7265	Printing & Stationary	587	880	534	345	891	356
7320	Office Expenses	219	328	307	21	328	20
7330	Resale & Leasing	475	713	459	254	760	301
7420	Plumbing R&M	923	1,384	3,275	(1,891)	3,275	0
7430	Emergency Call-Outs	250	375	288	87	288	0
7440	Insurance - ALL	66,033	99,050	77,777	21,274	148,575	70,799
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	157	236	236	0	236	0
7453	Licenses & Permits	390	585	459	126	459	0
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	216	325	128	196	328	199
8190	Operating Deficit (Prior Year)	-	0	-	-	76,670	76,670
	Total ADMIN & COMMON EXPENSES	87,196	130,794	103,092	27,702	252,947	149,855

CONTRACTS							
7500	Lawn Maintenance	12,308	18,462	19,051	(589)	19,126	75
7502	Ground Landscaping	2,894	4,341	3,500	841	2,500	(1,000)
7503	Exterminating	1,341	2,011	3,144	(1,133)	2,719	(425)
7505	Cut & Tree Trimming	2,137	3,205	4,913	(1,708)	3,603	(1,310)
7508	Fire Monitoring	1,295	1,942	2,620	(678)	3,406	786
7510	Maint & Repair General	6,840	10,260	15,366	(5,106)	15,366	0
7512	Maintenance Payroll	7,793	11,689	11,358	331	11,711	354
7514	Custodial Maintenance	19,490	29,235	27,476	1,759	32,750	5,274
7516	Waste Removal	6,194	9,292	8,654	638	6,500	(2,154)
7520	Elevator Contract	4,008	6,013	5,929	84	7,600	1,671
7521	Elevator Phone Monitoring	633	950	896	54	1,000	104
7535	Roof Maintenance	-	-	-	-	3,900	3,900
7540	Sprinkler Repairs	-	-	66	(66)	66	-
7550	Security	4,901	7,352	7,113	238	8,455	1,342
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	16,192	24,288	24,287	1	19,807	(4,480)
7575	Internet	-	-	131	(131)	-	(131)
7580	Lobby A/C Maintenance	270	405	337	68	367	30
7590	Fountain Maintenance	239	358	134	225	380	246
7910	Tele-Entry System / Alarm Phone	909	1,364	1,343	21	-	(1,343)
	Total CONTRACTS	87,444	131,167	136,317	(5,150)	139,256	2,939

UTILITIES							
8010	Electricity	3,981	5,972	4,563	1,409	5,502	939
8034	Water & Sewer	20,377	30,566	30,785	(219)	33,405	2,620
	Total UTILITIES	24,358	36,537	35,348	1,189	38,907	3,559

RECREATION EXPENSES							
8220	Rec Pool Contracts	865	1,297	1,297	0	1,310	13
8222	Rec Maint & Repair - General	1,197	1,796	1,310	486	1,769	459
8226	Rec Pool Repairs & Supplies	294	441	983	(541)	459	(524)
8245	Rec Ground Landscaping	269	404	393	11	416	23
8260	Rec Electric	2,192	3,287	2,358	929	3,275	917
8284	Rec Water & Sewer	357	535	1,310	(775)	524	(786)
8290	Rec Lake Maintenance	157	236	-	236	-	-
8960	Rec Pump Electric	1,977	2,865	2,227	728	3,013	786
	Total RECREATION	7,308	10,962	9,877	1,084	10,765	888

RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	1,844	2,766	2,766	(0)	2,766	(0)
9100	Condo Reserves	38,000	57,000	57,000	-	140,000	83,000
	Total RESERVE CONTRIBUTIONS	39,844	59,766	59,766	(0)	142,766	83,000

Total Expenses	246,150	369,226	344,400	24,825	584,640	240,240
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Net Income (Loss)	(16,169)	(24,253)	208	(24,461)	(0)	(208)
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ASSESSMENTS			
Maintenance Assessment		103,670.50	
Reserve Assessment		35,691.50	
Total Assessment		139,362.00	557,448.00

	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
1 Bedrooms 1 1/2 Baths	1.330%	9	\$ 1,853.51	\$ 7,414.06	\$ 66,726.53
2 Bedrooms 2 Baths	1.440%	10	\$ 2,006.81	\$ 8,027.25	\$ 80,272.51
3 Bedrooms 2 Baths	1.827%	30	\$ 2,546.14	\$ 10,184.57	\$ 305,537.25
3 Bedrooms 2 1/2 Baths	1.882%	10	\$ 2,622.79	\$ 10,491.17	\$ 104,911.71
		59			\$ 557,448.00

	2023	2022	Difference
1 Bedrooms 1 1/2 Baths	\$ 1,853.51	\$ 1,136.24	\$ 717.27
2 Bedrooms 2 Baths	\$ 2,006.81	\$ 1,230.21	\$ 776.60
3 Bedrooms 2 Baths	\$ 2,546.14	\$ 1,560.83	\$ 985.31
3 Bedrooms 2 1/2 Baths	\$ 2,622.79	\$ 1,607.82	\$ 1,014.97
		5,535.10	

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 71
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

Annualized Revenues & Expenses 2022 Budget
 Budget Variance Over (Under)
 Increase (Decrease) from 2022 Budget

INCOME		8 months (actual) 8/31/2022	Annualized Revenues & Expenses 2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget	
6310	Maintenance	111,053	166,580	166,580	0	264,730	98,150
6315	Reserves - Buildings	33,333	50,000	50,000	0	55,000	5,000
6320	Reserve - Rec Areas	943	1,415	1,415	0	1,415	0
6325	Cable Income	0	0	0	-	12,814	12,814
6340	Late Fee Income	100	150	193	(43)	188	(5)
6510	Resales	700	1,050	345	705	302	(44)
6910	Interest Income	137	205	300	(95)	-	(300)
6920	Other Income	0	0	69	(69)	134	65
6922	Laundry Income	0	0	0	-	-	0
6950	Operating Surplus - Prior	6,667	10,000	10,000	(0)	-	(10,000)
Total INCOME		152,934	229,400	228,902	498	334,582	105,680

ADMIN & COMMON Expenses		8 months (actual) 8/31/2022	Annualized Revenues & Expenses 2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget	
7010	Management Fees	5,808	8,711	8,710	1	8,710	0
7020	Audit & Accounting Fees	287	430	430	(1)	442	12
7160	Legal Fees	3,313	4,969	1,217	3,752	1,005	(212)
7230	Auto & Truck (Gas)	91	137	13	124	235	221
7235	Equipment - Radio	27	40	41	(1)	40	(1)
7250	Bank Charges	18	26	13	13	27	14
7260	Postage	185	277	201	76	302	101
7265	Printing & Stationary	300	450	273	177	456	182
7320	Office Expenses	115	172	157	15	168	10
7330	Resale & leasing	300	450	235	216	389	154
7420	Plumbing R&M	315	473	1,675	(1,203)	1,675	0
7430	Emergency Call-Outs	100	150	147	3	147	0
7440	Insurance - ALL	33,773	50,659	39,779	10,880	75,989	36,210
7445	Insurance - Flood	1,123	1,685	1,751	(66)	2,625	874
7450	State Condo Fees	81	121	121	(0)	121	(0)
7453	Licenses & Permits	48	71	235	(163)	235	0
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	111	166	66	100	168	102
8190	Operating Deficit (Prior Year)	-	0	-	-	72,400	72,400
Total ADMIN & COMMON EXPENSES		45,992	68,988	55,264	13,724	165,231	109,966

CONTRACTS		8 months (actual) 8/31/2022	Annualized Revenues & Expenses 2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget	
7500	Lawn Maintenance	6,302	9,453	9,744	(291)	9,782	38
7502	Ground Landscaping	965	1,448	2,000	(552)	2,500	500
7503	Exterminating	1,129	1,693	1,608	85	4,846	3,238
7505	Cut & Tree Trimming	840	1,259	2,513	(1,253)	1,843	(670)
7508	Fire Monitoring	803	1,204	1,340	(136)	1,742	402
7510	Maint & Repair General	13,099	19,648	7,859	11,789	7,859	-
7512	Maintenance Payroll	3,986	5,979	5,809	170	5,990	181
7514	Custodial Maintenance	9,969	14,954	14,053	901	16,750	2,697
7516	Waste Removal	4,171	6,257	4,400	1,857	5,000	600
7530	Maintenance & Repair - Roof	12,150	18,225	-	18,225	-	-
7535	Roof Maintenance	13,450	20,175	13,450	6,725	16,350	2,900
7540	Sprinkler Repairs	-	-	34	(34)	34	-
7550	Security	2,507	3,760	3,638	122	4,324	686
7565	Bank Loan	10,957	16,435	20,500	(4,065)	-	(20,500)
7570	Cable TV Expenses	8,281	12,422	12,422	0	10,130	(2,291)
7575	Internet	-	-	67	(67)	-	(67)
7580	Lobby A/C Maintenance	-	-	172	(172)	188	16
7590	Fountain Maintenance	122	183	68	115	194	126
Total CONTRACTS		88,731	133,096	99,676	33,420	87,531	(12,145)

UTILITIES		8 months (actual) 8/31/2022	Annualized Revenues & Expenses 2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget	
8010	Electricity	2,681	4,021	2,345	1,676	2,814	469
8034	Water & Sewer	12,906	19,360	15,745	3,615	17,085	1,340
Total UTILITIES		15,587	23,381	18,090	5,291	19,899	1,809

RECREATION EXPENSES		8 months (actual) 8/31/2022	Annualized Revenues & Expenses 2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget	
8220	Rec Pool Contracts	442	663	663	(0)	670	7
8222	Rec Maint & Repair - General	613	919	670	249	905	235
8226	Rec Pool Repairs & Supplies	150	226	503	(277)	235	(268)
8245	Rec Ground Landscaping	138	207	201	6	213	12
8260	Rec Electric	1,244	1,867	1,206	661	1,675	469
8284	Rec Water & Sewer	182	274	670	(396)	268	(402)
8290	Rec Lake Maintenance	80	121	-	121	-	-
8960	Rec Pump Electric	1,011	1,517	1,139	378	1,541	402
Total RECREATION		3,861	5,792	5,052	740	5,506	454

RESERVE CONTRIBUTIONS		8 months (actual) 8/31/2022	Annualized Revenues & Expenses 2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget	
9070	Rec Area Reserves	943	1,415	1,415	0	1,415	0
9100	Condo Reserves	33,333	50,000	50,000	0	55,000	5,000
Total RESERVE CONTRIBUTIONS		34,277	51,415	51,415	0	56,415	5,000

Total Expenses	188,448	282,672	229,497	53,175	334,582	105,085
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Net Income (Loss)	(35,515)	(53,272)	(595)	(52,677)	0	595
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ASSESSMENTS

Maintenance Assessment	66,182.50	
Reserve Assessment	14,103.75	
Total Assessment	80,286.25	321145

	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
3 Bedrooms 2 Baths	2.862%	12	\$ 2,297.79	\$ 9,191.17	\$ 110,294.04
Patio Home 3 Bedrooms 2 Baths	3.536%	10	\$ 2,838.92	\$ 11,355.69	\$ 113,556.87
Villa 3 Bedrooms 3 Baths	3.787%	8	\$ 3,040.44	\$ 12,161.76	\$ 97,294.09
		30			321,145

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 71
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
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	2023	2022	Difference
3 Bedrooms 2 Baths	\$ 2,297.79	\$ 1,559.76	\$ 738.03
Patio Home 3 Bedrooms 2 Baths	\$ 2,838.92	\$ 1,927.08	\$ 911.84
Villa 3 Bedrooms 3 Baths	\$ 3,040.44	\$ 2,063.87	\$ 976.57

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 72
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

Annualized
 Revenues
 &
 Expenses
 2022
 Budget
 Budget
 Variance
 Over
 (Under)
 2023
 Budget
 Increase
 (Decrease)
 from
 2022
 Budget

INCOME							
6310	Maintenance	160,749	241,124	241,124	0	339,405	98,281
6315	Reserves - Buildings	30,000	45,000	45,000	-	80,000	35,000
6320	Reserve - Rec Areas	1,563	2,344	2,344	(0)	2,344	0
6325	Cable Income	0	0	0	-	21,229	21,229
6340	Late Fee Income	100	150	319	(169)	311	(8)
6510	Resales	400	600	497	103	500	3
6910	Interest Income	84	126	343	(217)	-	(343)
6920	Other Income	150	225	114	111	222	108
6922	Laundry Income	169	254	270	(16)	180	(90)
6950	Operating Surplus - Prior	0	0	0	-	-	0
Total INCOME		193,215	289,823	290,011	(188)	444,190	154,179

ADMIN & COMMON Expenses							
7010	Management Fees	9,620	14,430	14,430	0	14,430	0
7020	Audit & Accounting Fees	475	713	713	(0)	733	19
7160	Legal Fees	4,579	6,869	623	6,246	1,665	1,042
7230	Auto & Truck (Gas)	151	227	22	205	389	366
7235	Equipment - Radio	44	67	68	(1)	67	(1)
7250	Bank Charges	29	44	22	22	44	22
7260	Postage	306	459	333	126	500	167
7265	Printing & Stationary	497	745	453	293	755	302
7320	Office Expenses	181	272	260	11	278	17
7330	Resale & leasing	150	225	389	(164)	644	255
7420	Plumbing R&M	443	664	2,775	(2,111)	2,775	0
7430	Emergency Call-Outs	300	450	244	206	244	0
7440	Insurance - ALL	55,952	83,928	65,902	18,026	125,892	59,990
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	133	200	200	0	200	0
7453	Licenses & Permits	299	448	389	60	389	0
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	183	275	109	166	278	169
8190	Operating Deficit (Prior Year)	-	0	-	-	49,100	49,100
Total ADMIN & COMMON EXPENSES		73,344	110,016	87,132	22,884	198,480	111,348

CONTRACTS							
7500	Lawn Maintenance	10,441	15,661	16,142	(481)	16,206	64
7502	Ground Landscaping	155	232	3,000	(2,768)	2,500	(500)
7503	Exterminating	1,136	1,704	2,664	(960)	2,304	(360)
7505	Cut & Tree Trimming	1,391	2,086	4,163	(2,076)	3,053	(1,110)
7508	Fire Monitoring	1,348	2,022	2,220	(198)	2,886	666
7510	Maint & Repair General	5,121	7,682	13,020	(5,338)	13,020	-
7512	Maintenance Payroll	6,603	9,904	9,624	280	9,923	300
7514	Custodial Maintenance	16,513	24,770	23,282	1,488	27,750	4,468
7516	Waste Removal	4,130	6,194	7,334	(1,140)	6,500	(834)
7520	Elevator Contract	4,008	6,013	5,929	84	7,600	1,671
7521	Elevator Phone Monitoring	633	950	896	54	1,000	104
7535	Roof Maintenance	-	-	7,720	(7,720)	3,900	(3,820)
7540	Sprinkler Repairs	-	-	56	(56)	56	-
7550	Security	4,154	6,231	6,027	203	7,164	1,137
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	13,720	20,580	20,579	1	16,783	(3,796)
7575	Internet	-	-	111	(111)	-	(111)
7580	Lobby A/C Maintenance	270	405	285	120	311	26
7590	Fountain Maintenance	202	304	113	190	322	209
7910	Tele-Entry System / Alarm Phone	908	1,361	1,343	18	-	(1,343)
Total CONTRACTS		70,733	106,100	124,508	(18,408)	121,278	(3,230)

UTILITIES							
8010	Electricity	3,247	4,870	3,885	985	4,662	777
8034	Water & Sewer	17,598	26,397	26,085	312	28,305	2,220
Total UTILITIES		20,845	31,267	29,970	1,297	32,967	2,997

RECREATION EXPENSES							
8220	Rec Pool Contracts	733	1,099	1,099	0	1,110	11
8222	Rec Maint & Repair - General	1,015	1,523	1,110	413	1,499	389
8226	Rec Pool Repairs & Supplies	249	374	833	(459)	389	(444)
8245	Rec Ground Landscaping	228	342	333	9	352	19
8260	Rec Electric	1,792	2,688	1,998	690	2,775	777
8284	Rec Water & Sewer	302	453	1,110	(657)	444	(666)
8290	Rec Lake Maintenance	133	200	-	200	-	-
8960	Rec Pump Electric	1,675	2,512	1,887	625	2,553	666
Total RECREATION		6,128	9,192	8,369	822	9,121	752

RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	1,563	2,344	2,344	0	2,344	0
9100	Condo Reserves	30,000	45,000	45,000	-	80,000	35,000
Total RESERVE CONTRIBUTIONS		31,563	47,344	47,344	0	82,344	35,000

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 72
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
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<i>Total Expenses</i>	202,612	303,918	297,323	6,595	444,190	146,867
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<i>Net Income (Loss)</i>	(9,396)	(14,095)	(7,312)	(6,783)	0	7,312
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ASSESSMENTS

Maintenance Assessment	84,851.25	
Reserve Assessment	20,586.00	
Total Assessment	105,437.25	421749

	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
2 Bedrooms 2 Baths	1.648%	10	\$ 1,737.61	\$ 6,950.42	\$ 69,504.24
3 Bedrooms 2 Baths	2.088%	40	\$ 2,201.53	\$ 8,806.12	\$ 352,244.76
		50			421,749
	2,023	2022	Difference		
2 Bedrooms 2 Baths	\$ 1,737.61	\$ 1,188.49	\$ 549.12		
3 Bedrooms 2 Baths	\$ 2,201.53	\$ 1,505.80	\$ 695.73		

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 73
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

Annualized
 Revenues
 &
 Expenses
 2022
 Budget

Budget
 Variance
 Over
 (Under)

2023
 Budget

Increase
 (Decrease)
 from
 2022
 Budget

INCOME							
6310	Maintenance	62,756	94,134	94,134	-	125,727	31,593
6315	Reserves - Buildings	16,667	25,000	25,000	(0)	25,000	0
6320	Reserve - Rec Areas	633	950	950	0	950	0
6325	Cable Income	0	0	0	-	8,606	0
6340	Late Fee Income	100	150	130	20	126	(4)
6510	Resales	200	300	201	99	203	2
6910	Interest Income	34	51	139	(88)	-	(139)
6920	Other Income	0	0	46	(46)	90	44
6922	Laundry Income	0	0	0	-	-	0
6950	Operating Surplus - Prior	6,000	9,000	9,000	-	-	(9,000)
Total INCOME		86,390	129,585	129,600	(15)	160,702	22,496

ADMIN & COMMON Expenses							
7010	Management Fees	3,899	5,849	5,850	(1)	5,850	0
7020	Audit & Accounting Fees	193	289	289	(0)	297	8
7160	Legal Fees	1,856	2,784	418	2,366	675	257
7230	Auto & Truck (Gas)	61	92	9	83	158	148
7235	Equipment - Radio	18	27	28	(1)	27	(1)
7250	Bank Charges	12	18	9	9	18	9
7260	Postage	124	186	135	51	203	68
7265	Printing & Stationary	201	302	184	119	306	122
7320	Office Expenses	76	113	106	7	113	7
7330	Resale & leasing	150	225	158	68	261	104
7420	Plumbing R&M	105	158	1,125	(968)	1,125	0
7430	Emergency Call-Outs	-	0	99	(99)	99	0
7440	Insurance - ALL	22,683	34,025	26,717	7,308	51,037	24,320
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	54	81	81	-	81	0
7453	Licenses & Permits	32	48	158	(110)	158	(1)
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	74	111	44	67	113	68
8190	Operating Deficit (Prior Year)	-	0	-	-	-	0
Total ADMIN & COMMON EXPENSES		29,539	44,308	35,609	8,699	60,619	25,010

CONTRACTS							
7500	Lawn Maintenance	4,233	6,349	6,544	(195)	6,570	26
7502	Ground Landscaping	463	694	2,000	(1,306)	2,500	500
7503	Exterminating	3,217	4,825	1,080	3,745	934	(146)
7505	Cut & Tree Trimming	789	1,183	1,688	(504)	1,238	(450)
7508	Fire Monitoring	803	1,204	900	304	1,170	270
7510	Maint & Repair General	5,018	7,527	5,279	2,249	5,279	-
7512	Maintenance Payroll	2,676	4,014	3,902	113	4,023	122
7514	Custodial Maintenance	6,693	10,040	9,438	601	11,250	1,812
7516	Waste Removal	2,288	3,431	2,933	498	3,500	567
7530	Maintenance & Repair - Roof	2,425	3,638	-	3,638	-	-
7535	Roof Maintenance	7,720	11,580	-	11,580	10,620	10,620
7540	Sprinkler Repairs	-	-	23	(23)	23	-
7550	Security	1,683	2,525	2,444	81	2,904	461
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	5,562	8,343	8,343	0	6,804	(1,539)
7575	Internet	-	-	45	(45)	-	(45)
7580	Lobby A/C Maintenance	-	-	116	(116)	126	10
7590	Fountain Maintenance	82	123	46	77	131	85
7990	Bad Debts - Bldg 73	(0)	(0)	-	(0)	-	-
Total CONTRACTS		43,651	65,476	44,779	20,697	57,070	12,291

UTILITIES							
8010	Electricity	328	492	1,575	(1,083)	1,890	315
8034	Water & Sewer	7,986	11,980	10,575	1,405	11,475	900
Total UTILITIES		8,314	12,472	12,150	322	13,365	1,215

RECREATION EXPENSES							
8220	Rec Pool Contracts	297	445	446	(0)	450	5
8222	Rec Maint & Repair - General	411	617	450	167	608	158
8226	Rec Pool Repairs & Supplies	101	152	338	(186)	158	(180)
8245	Rec Ground Landscaping	93	139	135	4	143	8
8260	Rec Electric	760	1,141	810	331	1,125	315
8284	Rec Water & Sewer	122	184	450	(266)	180	(270)
8290	Rec Lake Maintenance	54	81	-	81	-	-
8960	Rec Pump Electric	679	1,018	765	253	1,035	270
Total RECREATION		2,517	3,776	3,393	383	3,698	305

RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	633	950	950	(0)	950	(0)
9100	Condo Reserves	16,667	25,000	25,000	(0)	25,000	-
Total RESERVE CONTRIBUTIONS		17,300	25,950	25,950	(0)	25,950	(0)

Total Expenses	101,321	151,982	121,881	30,100	160,702	38,821
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Net Income (Loss)	(14,931)	(22,397)	7,719	(30,115)	(0)	(16,325)
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ASSESSMENTS

Maintenance Assessment	31,431.75	
Reserve Assessment	6,487.50	
Total Assessment	37,919.25	151677

	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
2 Bedrooms 2 Baths	3.924%	8	\$ 1,487.95	\$ 5,951.81	\$ 47,614.44
3 Bedrooms 2 Baths	4.942%	4	\$ 1,873.97	\$ 7,495.88	\$ 29,983.51
Patio Homes 3 Bedrooms 2 Baths	6.105%	8	\$ 2,314.97	\$ 9,259.88	\$ 74,079.05

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 73
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
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20

151,677

	2023	2022	Difference
2 Bedrooms 2 Baths	\$ 1,487.95	\$ 1,178.02	\$ 309.93
3 Bedrooms 2 Baths	\$ 1,873.97	\$ 1,483.64	\$ 390.33
Patio Homes 3 Bedrooms 2 Baths	\$ 2,314.97	\$ 1,832.78	\$ 482.19

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 74
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

		8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
INCOME							
6310	Maintenance	72,816	109,224	109,224	-	154,386	45,162
6315	Reserves - Buildings	24,667	37,000	37,000	(0)	37,000	0
6320	Reserve - Rec Areas	746	1,119	1,119	-	1,119	0
6325	Cable Income	0	0	0	-	10,136	10,136
6340	Late Fee Income	0	0	153	(153)	148	(5)
6510	Resales	0	0	237	(237)	239	2
6910	Interest Income	40	60	164	(104)	-	(164)
6920	Other Income	23	35	55	(20)	106	51
6922	Laundry Income	0	0	0	-	-	0
6950	Operating Surplus - Prior	1,333	2,000	2,000	0	-	(2,000)
Total INCOME		99,625	149,438	149,952	(514)	203,134	53,182

ADMIN & COMMON Expenses							
7010	Management Fees	4,592	6,887	6,890	(3)	6,890	0
7020	Audit & Accounting Fees	227	341	341	1	350	9
7160	Legal Fees	2,186	3,278	493	2,786	795	302
7230	Auto & Truck (Gas)	72	108	11	98	186	175
7235	Equipment - Radio	21	32	32	(1)	32	(1)
7250	Bank Charges	14	21	11	10	21	10
7260	Postage	146	219	159	60	239	80
7265	Printing & Stationary	237	356	216	140	360	144
7320	Office Expenses	93	140	124	16	133	8
7330	Resale & leasing	-	0	186	(186)	307	122
7420	Plumbing R&M	210	315	1,325	(1,010)	1,325	0
7430	Emergency Call-Outs	-	0	117	(117)	117	0
7440	Insurance - ALL	26,716	40,074	31,467	8,607	60,111	28,644
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	63	95	95	(0)	95	0
7453	Licenses & Permits	38	57	186	(129)	186	0
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	88	131	52	79	133	81
8190	Operating Deficit (Prior Year)	-	0	-	-	13,500	13,500
Total ADMIN & COMMON EXPENSES		34,703	52,054	41,903	10,151	84,878	42,974

CONTRACTS							
7500	Lawn Maintenance	4,985	7,478	7,708	(230)	7,738	30
7502	Ground Landscaping	314	471	1,173	(702)	2,500	1,327
7503	Exterminating	542	814	1,272	(458)	1,100	(172)
7505	Cut & Tree Trimming	664	996	1,988	(992)	1,458	(530)
7508	Fire Monitoring	1,605	2,408	1,060	1,348	1,378	318
7510	Maint & Repair General	5,840	8,760	6,217	2,543	6,217	-
7512	Maintenance Payroll	3,151	4,727	4,595	132	4,738	143
7514	Custodial Maintenance	7,882	11,823	11,116	706	13,250	2,134
7516	Waste Removal	2,695	4,043	3,520	523	4,100	580
7535	Roof Maintenance	-	-	-	-	5,800	5,800
7540	Sprinkler Repairs	-	-	27	(27)	27	-
7550	Security	1,983	2,975	2,878	97	3,421	543
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	6,551	9,826	9,826	0	8,014	(1,813)
7575	Internet	-	-	53	(53)	-	(53)
7580	Lobby A/C Maintenance	-	-	136	(136)	148	12
7590	Fountain Maintenance	97	145	54	91	154	100
7910	Tele-Entry System / Alarm Phone	-	-	-	-	-	-
Total CONTRACTS		36,309	54,464	51,622	2,842	60,042	8,419

UTILITIES							
8010	Electricity	596	893	1,855	(962)	2,226	371
8034	Water & Sewer	8,317	12,476	12,455	21	13,515	1,060
Total UTILITIES		8,913	13,369	14,310	(941)	15,741	1,431

RECREATION EXPENSES							
8220	Rec Pool Contracts	350	525	525	(0)	530	5
8222	Rec Maint & Repair - General	484	727	530	197	716	186
8226	Rec Pool Repairs & Supplies	119	178	398	(219)	186	(212)
8245	Rec Ground Landscaping	109	163	159	4	168	9
8260	Rec Electric	963	1,445	954	491	1,325	371
8284	Rec Water & Sewer	144	216	530	(314)	212	(318)
8290	Rec Lake Maintenance	64	95	-	95	-	-
8960	Rec Pump Electric	799	1,199	901	298	1,219	318
Total RECREATION		3,032	4,548	3,996	552	4,355	359

RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	746	1,119	1,119	(0)	1,119	(0)
9100	Condo Reserves	24,667	37,000	37,000	(0)	37,000	-
Total RESERVE CONTRIBUTIONS		25,413	38,119	38,119	(0)	38,119	(0)

Total Expenses		108,370	162,555	149,951	12,604	203,135	53,184
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Net Income (Loss)		(8,745)	(13,117)	1	(13,118)	(0)	(1)
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ASSESSMENTS							
Maintenance Assessment				38,596.50			
Reserve Assessment				9,529.75			
Total Assessment				48,126.25		192505	

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 74
 2023 APPROVED BUDGET
 January 1, 2023 - December 31, 2023

8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
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	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
3 Bedrooms 2 Baths	4.474%	16	\$ 2,153.17	\$ 8,612.67	\$ 137,802.78
2 Bedrooms 2 Baths	3.552%	8	\$ 1,709.44	\$ 6,837.78	\$ 54,702.22
		24			192,505

	2023	2022	Difference
3 Bedrooms 2 Baths	\$ 2,153.17	\$ 1,648.03	\$ 505.14
2 Bedrooms 2 Baths	\$ 1,709.44	\$ 1,308.41	\$ 401.03

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 76
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

Annualized
 Revenues
 &
 Expenses

2022
 Budget

Budget
 Variance
 Over
 (Under)

2023
 Budget

Increase
 (Decrease)
 from
 2022
 Budget

INCOME		8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
6310	Maintenance	175,634	263,451	263,451	-	373,852	110,401
6315	Reserves - Buildings	40,000	60,000	60,000	-	60,000	0
6320	Reserve - Rec Areas	1,844	2,766	2,766	-	2,766	0
6325	Cable Income	0	0	0	-	25,054	25,054
6340	Late Fee Income	325	488	377	111	367	(10)
6510	Resales	1,000	1,500	586	914	590	4
6910	Interest Income	89	134	405	(271)	-	(405)
6920	Other Income	100	150	135	15	262	127
6922	Laundry Income	169	254	270	(16)	180	(90)
6950	Operating Surplus - Prior	12,667	19,000	19,000	(0)	-	(19,000)
Total INCOME		231,828	347,742	346,990	752	463,070	116,080

ADMIN & COMMON Expenses		8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
7010	Management Fees	11,354	17,031	17,030	1	17,030	0
7020	Audit & Accounting Fees	561	842	842	0	865	23
7160	Legal Fees	5,944	8,917	1,217	7,699	1,965	748
7230	Auto & Truck (Gas)	179	268	26	242	459	432
7235	Equipment - Radio	52	79	80	(2)	79	(2)
7250	Bank Charges	34	52	26	26	52	26
7260	Postage	361	542	393	149	590	197
7265	Printing & Stationary	587	880	534	345	891	356
7320	Office Expenses	216	324	307	17	328	20
7330	Resale & leasing	525	788	459	329	760	301
7420	Plumbing R&M	2,189	3,283	3,275	8	3,275	0
7430	Emergency Call-Outs	200	300	288	12	288	0
7440	Insurance - ALL	66,033	99,050	77,777	21,274	148,575	70,799
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	157	236	236	0	236	0
7453	Licenses & Permits	313	470	459	11	459	0
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	216	325	128	196	328	199
8190	Operating Deficit (Prior Year)	-	0	-	-	34,600	34,600
Total ADMIN & COMMON EXPENSES		88,924	133,385	103,277	30,108	210,877	107,600

CONTRACTS		8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
7500	Lawn Maintenance	12,322	18,483	19,051	(568)	19,126	75
7502	Ground Landscaping	907	1,360	2,882	(1,522)	2,500	(382)
7503	Exterminating	1,341	2,011	3,144	(1,133)	2,719	(425)
7505	Cut & Tree Trimming	1,642	2,462	4,913	(2,450)	3,603	(1,310)
7508	Fire Monitoring	1,348	2,022	2,620	(598)	3,406	786
7510	Maint & Repair General	9,197	13,796	15,366	(1,571)	15,366	-
7512	Maintenance Payroll	7,793	11,689	11,358	331	11,711	353
7514	Custodial Maintenance	19,490	29,235	27,476	1,759	32,750	5,274
7516	Waste Removal	4,480	6,719	8,654	(1,935)	7,000	(1,654)
7520	Elevator Contract	4,008	6,013	5,929	84	7,600	1,671
7521	Elevator Phone Monitoring	633	950	896	54	1,000	104
7535	Roof Maintenance	-	-	-	-	3,900	3,900
7540	Sprinkler Repairs	-	-	66	(66)	66	-
7550	Security	4,902	7,352	7,113	239	8,455	1,342
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	16,192	24,288	24,287	1	19,807	(4,480)
7575	Internet	-	-	131	(131)	-	(131)
7580	Lobby A/C Maintenance	270	405	337	68	367	30
7590	Fountain Maintenance	239	358	134	225	380	246
7910	Tele-Entry System / Alarm Phone	907	1,361	1,343	18	-	(1,343)
7990	Bad Debts - Bldg 76	586	879	-	879	-	-
Total CONTRACTS		86,257	129,385	135,700	(6,315)	139,756	4,056

UTILITIES		8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
8010	Electricity	3,840	5,760	4,585	1,175	5,502	917
8034	Water & Sewer	21,093	31,640	30,785	855	33,405	2,620
Total UTILITIES		24,933	37,400	35,370	2,030	38,907	3,537

RECREATION EXPENSES		8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
8220	Rec Pool Contracts	865	1,297	1,297	0	1,310	13
8222	Rec Maint & Repair - General	1,197	1,796	1,310	486	1,769	459
8226	Rec Pool Repairs & Supplies	294	441	983	(541)	459	(524)
8245	Rec Ground Landscaping	269	404	393	11	416	23
8260	Rec Electric	2,150	3,225	2,358	867	3,275	917
8284	Rec Water & Sewer	357	535	1,310	(775)	524	(786)
8290	Rec Lake Maintenance	157	236	-	236	-	-
8960	Rec Pump Electric	1,977	2,965	2,227	738	3,013	786
Total RECREATION		7,266	10,900	9,877	1,022	10,765	888

RESERVE CONTRIBUTIONS		8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
9070	Rec Area Reserves	1,844	2,766	2,766	(0)	2,766	(0)
9100	Condo Reserves	40,000	60,000	60,000	-	60,000	-
Total RESERVE CONTRIBUTIONS		41,844	62,766	62,766	(0)	62,766	(0)

Total Expenses		249,224	373,836	346,991	26,845	463,070	116,080
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Net Income (Loss)		(17,396)	(26,094)	(1)	(26,093)	(0)	0
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Palm-Aire C.C Assoc.#6, Inc.
 BLDG 76
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
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ASSESSMENTS

Maintenance Assessment	93,463.00	
Reserve Assessment	<u>15,691.50</u>	
Total Assessment	109,154.50	436618

	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
2 Bedrooms 2 Baths	1.420%	9	\$ 1,549.99	\$ 6,199.98	\$ 55,799.78
3 Bedrooms 2 Baths	1.734%	40	\$ 1,892.74	\$ 7,570.96	\$ 302,838.24
3 Bedrooms 2½ Baths	1.786%	10	\$ 1,949.50	\$ 7,798.00	\$ 77,979.97
		59			\$ 436,618.00

	2023	2022	Difference
2 Bedrooms 2 Baths	\$ 1,549.99	\$ 1,158.07	\$ 391.92
3 Bedrooms 2 Baths	\$ 1,892.74	\$ 1,414.15	\$ 478.59
3 Bedrooms 2½ Baths	\$ 1,949.50	\$ 1,456.56	\$ 492.94

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 77
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

8 months
(actual)
8/31/2022

Annualized
Revenues
&
Expenses

2022
Budget

Budget
Variance
Over
(Under)

2023
Budget

Increase
(Decrease)
from
2022
Budget

INCOME							
6310	Maintenance	129,680	194,520	194,520	-	267,412	72,892
6315	Reserves - Buildings	26,667	40,000	40,000	(0)	40,000	0
6320	Reserve - Rec Areas	1,253	1,879	1,879	(0)	1,879	0
6325	Cable Income	0	0	0	-	17,021	17,021
6340	Late Fee Income	191	286	256	30	249	(7)
6510	Resales	600	900	398	502	401	3
6910	Interest Income	67	101	275	(174)	-	(275)
6920	Other Income	100	150	92	58	178	86
6922	Laundry Income	169	254	270	(16)	180	(90)
6950	Operating Surplus - Prior	0	0	0	-	-	0
Total INCOME		158,727	238,090	237,690	400	327,320	89,630

ADMIN & COMMON Expenses							
7010	Management Fees	7,712	11,567	11,570	(3)	11,570	0
7020	Audit & Accounting Fees	381	572	572	0	587	16
7160	Legal Fees	6,585	9,877	827	9,050	1,335	508
7230	Auto & Truck (Gas)	121	182	18	164	312	294
7235	Equipment - Radio	36	53	54	(1)	53	(1)
7250	Bank Charges	23	35	18	17	36	18
7260	Postage	245	368	267	101	401	134
7265	Printing & Stationary	398	598	363	234	605	242
7320	Office Expenses	151	227	209	18	223	14
7330	Resale & leasing	475	713	312	401	516	205
7420	Plumbing R&M	1,556	2,334	2,225	109	2,225	0
7430	Emergency Call-Outs	100	150	196	(46)	196	0
7440	Insurance - ALL	44,863	67,294	52,841	14,453	100,940	48,100
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	107	160	160	(0)	160	0
7453	Licenses & Permits	283	425	312	113	312	(1)
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	147	221	87	133	223	135
8190	Operating Deficit (Prior Year)	-	0	-	-	35,800	35,800
Total ADMIN & COMMON EXPENSES		63,184	94,775	70,230	24,545	155,593	85,362

CONTRACTS							
7500	Lawn Maintenance	8,371	12,557	12,943	(386)	12,994	51
7502	Ground Landscaping	348	522	2,000	(1,478)	2,500	500
7503	Exterminating	911	1,366	2,136	(770)	1,847	(289)
7505	Cut & Tree Trimming	1,280	1,920	3,338	(1,418)	2,448	(890)
7508	Fire Monitoring	1,348	2,022	1,780	242	2,314	534
7510	Maint & Repair General	8,953	13,429	10,440	2,990	10,440	-
7512	Maintenance Payroll	5,293	7,939	7,716	223	7,957	240
7514	Custodial Maintenance	13,237	19,856	18,667	1,189	22,250	3,583
7516	Waste Removal	3,097	4,646	5,867	(1,221)	5,000	(867)
7520	Elevator Contract	4,008	6,012	5,929	83	7,600	1,671
7521	Elevator Phone Monitoring	633	950	896	54	1,000	104
7535	Roof Maintenance	-	-	-	-	-	-
7540	Sprinkler Repairs	-	-	45	(45)	45	-
7550	Security	3,330	4,995	4,833	163	5,744	912
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	11,001	16,501	16,501	0	13,457	(3,044)
7575	Internet	-	-	89	(89)	-	(89)
7580	Lobby A/C Maintenance	270	405	229	176	249	20
7590	Fountain Maintenance	162	244	91	153	258	167
7910	Tele-Entry System / Alarm Phone	908	1,363	1,343	20	-	(1,343)
Total CONTRACTS		63,152	94,728	94,841	(114)	96,102	1,261

UTILITIES							
8010	Electricity	3,010	4,514	3,115	1,399	3,738	623
8034	Water & Sewer	15,897	23,845	20,915	2,930	22,695	1,780
Total UTILITIES		18,907	28,360	24,030	4,330	26,433	2,403

RECREATION EXPENSES							
8220	Rec Pool Contracts	587	881	881	(0)	890	9
8222	Rec Maint & Repair - General	814	1,221	890	331	1,202	312
8226	Rec Pool Repairs & Supplies	200	300	668	(368)	312	-356
8245	Rec Ground Landscaping	183	274	267	7	283	16
8260	Rec Electric	1,530	2,295	1,602	693	2,225	623
8284	Rec Water & Sewer	242	363	890	(527)	356	-534
8290	Rec Lake Maintenance	107	160	-	160	-	0
8960	Rec Pump Electric	1,343	2,014	1,513	501	2,047	534
Total RECREATION		5,005	7,508	6,711	798	7,314	603

RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	1,253	1,879	1,879	(0)	1,879	(0)
9100	Condo Reserves	26,667	40,000	40,000	(0)	40,000	-
Total RESERVE CONTRIBUTIONS		27,919	41,879	41,879	(0)	41,879	(0)

Total Expenses		178,167	267,250	237,692	29,558	327,320	89,629
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Net Income (Loss)		(19,440)	(29,160)	(2)	(29,158)	(0)	1
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ASSESSMENTS

Maintenance Assessment	66,853.00
Reserve Assessment	10,469.75

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 77
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
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Total Assessment	77,322.75	309291			
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	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
3 Bedrooms 2 Baths	2.500%	10	\$ 1,933.07	\$ 7,732.28	\$ 77,322.75
3 Bedrooms 2½ Baths	2.500%	30	\$ 1,933.07	\$ 7,732.28	\$ 231,968.25
		40			309,291

	2023	2022	Difference
3 Bedrooms 2 Baths	\$ 1,933.07	\$ 1,477.49	\$ 455.58
3 Bedrooms 2½ Baths	\$ 1,933.07	\$ 1,477.49	\$ 455.58

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 78
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

Annualized
 Revenues
 &
 2022
 Expenses
 Budget

Budget
 Variance
 Over
 (Under)
 2023
 Budget

Increase
 (Decrease)
 from
 2022
 Budget

INCOME							
6310	Maintenance	178,301	267,451	267,451	(0)	353,952	86,501
6315	Reserves - Buildings	30,000	45,000	45,000	-	45,000	0
6320	Reserve - Rec Areas	1,844	2,766	2,766	-	2,766	0
6325	Cable Income	0	0	0	-	25,054	25,054
6340	Late Fee Income	125	188	377	(190)	367	(10)
6510	Resales	800	1,200	586	614	590	4
6910	Interest Income	155	233	405	(172)	-	(405)
6920	Other Income	0	0	135	(135)	262	127
6922	Laundry Income	169	254	270	(16)	180	(90)
6950	Operating Surplus - Prior	10,000	15,000	15,000	-	-	(15,000)
Total INCOME		221,394	332,091	331,990	101	428,170	96,180

ADMIN & COMMON Expenses							
7010	Management Fees	11,354	17,031	17,030	1	17,030	0
7020	Audit & Accounting Fees	561	842	842	0	865	73
7160	Legal Fees	5,417	8,126	1,217	6,908	1,965	248
7230	Auto & Truck (Gas)	179	268	26	242	459	432
7235	Equipment - Radio	52	79	80	(2)	79	(2)
7250	Bank Charges	34	52	26	26	52	26
7260	Postage	361	542	393	149	590	197
7265	Printing & Stationary	587	880	534	345	891	356
7320	Office Expenses	217	326	307	19	328	20
7330	Resale & leasing	375	563	459	104	760	301
7420	Plumbing R&M	1,749	2,624	3,275	(652)	3,275	0
7430	Emergency Call-Outs	100	150	288	(138)	288	0
7440	Insurance - ALL	66,033	99,050	77,777	21,274	148,575	70,799
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	157	236	236	0	236	0
7453	Licenses & Permits	313	470	459	11	459	0
8080	Building Business	170	255	200	55	100	(100)
8100	Electric Bulbs	216	325	128	196	328	199
8190	Operating Deficit (Prior Year)	-	0	-	-	18,600	18,600
Total ADMIN & COMMON EXPENSES		87,878	131,816	103,277	28,539	194,877	91,600

CONTRACTS							
7500	Lawn Maintenance	12,558	18,837	19,051	(214)	19,126	75
7502	Ground Landscaping	1,466	2,199	2,882	(683)	2,500	(382)
7503	Exterminating	1,341	2,011	3,144	(1,133)	2,719	(425)
7505	Cut & Tree Trimming	1,642	2,462	4,913	(2,450)	3,603	(1,310)
7508	Fire Monitoring	1,348	2,022	2,620	(598)	3,406	786
7510	Maint & Repair General	5,436	8,155	15,366	(7,212)	15,366	-
7512	Maintenance Payroll	7,793	11,689	11,358	331	11,711	354
7514	Custodial Maintenance	19,490	29,235	27,476	1,759	32,750	5,274
7516	Waste Removal	4,130	6,194	8,654	(2,460)	7,000	(1,654)
7520	Elevator Contract	4,008	6,013	5,929	84	7,600	1,671
7521	Elevator Phone Monitoring	633	950	896	54	1,000	104
7540	Sprinkler Repairs	-	-	66	(66)	66	-
7550	Security	4,902	7,352	7,113	239	8,455	1,342
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	16,192	24,288	24,287	1	19,807	(4,480)
7575	Internet	-	-	131	(131)	-	(131)
7580	Lobby A/C Maintenance	270	405	337	68	367	30
7590	Fountain Maintenance	239	358	134	225	380	246
7910	Tele-Entry System / Alarm Phone	908	1,362	1,343	19	-	(1,343)
7990	Bad Debts - Bldg 78	(1)	(2)	-	(2)	-	-
Total CONTRACTS		82,354	123,531	135,700	(12,169)	135,856	156

UTILITIES							
8010	Electricity	3,468	5,203	4,585	618	5,502	917
8034	Water & Sewer	21,932	32,899	30,785	2,114	33,405	2,620
Total UTILITIES		25,401	38,101	35,370	2,731	38,907	3,537

RECREATION EXPENSES							
8220	Rec Pool Contracts	865	1,297	1,297	0	1,310	13
8222	Rec Maint & Repair - General	962	1,442	1,310	132	1,769	459
8226	Rec Pool Repairs & Supplies	294	441	983	(541)	459	(524)
8245	Rec Ground Landscaping	269	404	393	11	416	23
8260	Rec Electric	2,172	3,258	2,358	900	3,275	917
8284	Rec Water & Sewer	357	535	1,310	(775)	524	(786)
8290	Rec Lake Maintenance	157	236	-	236	-	-
8960	Rec Pump Electric	1,980	2,969	2,227	742	3,013	786
Total RECREATION		7,055	10,583	9,877	705	10,765	888

RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	1,844	2,766	2,766	(0)	2,766	(0)
9100	Condo Reserves	30,000	45,000	45,000	-	45,000	-
Total RESERVE CONTRIBUTIONS		31,844	47,766	47,766	(0)	47,766	(0)

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 78
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

Annualized
 Revenues
 &
 Expenses
 2022
 Budget

Budget
 Variance
 Over
 (Under)

2023
 Budget

Increase
 (Decrease)
 from
 2022
 Budget

Total Expenses	234,532	351,797	331,990	19,807	428,170	96,180
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Net Income (Loss)	(13,138)	(19,706)	(0)	(19,706)	(0)	0
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ASSESSMENTS

Maintenance Assessment	88,488.00	
Reserve Assessment	11,941.50	
Total Assessment	#####	401718

	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
2 Bedrooms 2 Baths	1.420%	9	\$ 1,426.10	\$ 5,704.40	\$ 51,339.56
3 Bedrooms 2 Baths	1.734%	40	\$ 1,741.45	\$ 6,965.79	\$ 278,631.60
3 Bedrooms 2½ Baths	1.786%	10	\$ 1,793.67	\$ 7,174.68	\$ 71,746.83
		59			\$ 401,718.00

	2023	2022	Difference
2 Bedrooms 2 Baths	\$ 1,426.10	\$ 1,119.02	\$ 307.08
3 Bedrooms 2 Baths	\$ 1,741.45	\$ 1,366.47	\$ 374.98
3 Bedrooms 2½ Baths	\$ 1,793.67	\$ 1,407.44	\$ 386.23

Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
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POLITICAL ECONOMY
POLITICAL ECONOMY
POLITICAL ECONOMY

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 79
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

8 months
(actual)
8/31/2022

Annualized
Revenues
&
Expenses

2022
Budget

Budget
Variance
Over
(Under)

2023
Budget

Increase
(Decrease)
from
2022
Budget

INCOME							
6310	Maintenance	182,713	274,069	274,069	(0)	385,753	111,684
6315	Reserves - Buildings	33,333	50,000	50,000	0	50,000	0
6320	Reserve - Rec Areas	1,844	2,766	2,766	-	2,766	0
6325	Cable Income	-	0	0	-	25,054	25,054
6340	Late Fee Income	150	225	377	(152)	367	(10)
6510	Resales	2,150	3,225	586	2,639	590	4
6910	Interest Income	109	164	405	(241)	-	(405)
6920	Other Income	-	0	135	(135)	262	127
6922	Laundry Income	169	254	270	(16)	180	(90)
6950	Operating Surplus - Prior	6,000	9,000	9,000	-	-	(9,000)
Total INCOME		226,469	339,703	337,608	2,095	464,971	127,363

ADMIN & COMMON Expenses							
7010	Management Fees	11,354	17,031	17,030	1	17,030	0
7020	Audit & Accounting Fees	561	842	842	(0)	865	23
7160	Legal Fees	5,464	8,197	1,217	6,979	1,965	748
7230	Auto & Truck (Gas)	179	268	26	242	459	432
7235	Equipment - Radio	52	79	80	(2)	79	(2)
7250	Bank Charges	34	52	26	26	52	26
7260	Postage	361	542	393	149	590	197
7265	Printing & Stationary	587	880	534	345	891	356
7320	Office Expenses	214	322	307	14	328	20
7330	Resale & leasing	1,200	1,800	459	1,342	760	301
7420	Plumbing R&M	1,550	2,324	3,275	(951)	3,275	0
7430	Emergency Call-Outs	100	150	288	(138)	288	0
7440	Insurance - ALL	66,033	99,050	77,777	21,274	148,575	70,799
7445	Insurance - Flood	-	0	-	-	-	0
7450	State Condo Fees	157	236	236	0	236	0
7453	Licenses & Permits	313	470	459	11	459	0
8080	Building Business	-	0	200	(200)	100	(100)
8100	Electric Bulbs	216	325	128	196	328	199
8190	Operating Deficit (Prior Year)	-	0	-	-	45,000	45,000
Total ADMIN & COMMON EXPENSES		88,377	132,566	103,277	29,289	221,277	118,000

CONTRACTS							
7500	Lawn Maintenance	12,322	18,483	19,051	(568)	19,126	75
7502	Ground Landscaping	2,413	3,619	3,500	119	2,500	(1,000)
7503	Exterminating	1,341	2,011	3,144	(1,133)	2,719	(425)
7505	Cut & Tree Trimming	1,642	2,462	4,913	(2,450)	3,603	(1,310)
7508	Fire Monitoring	1,348	2,022	2,620	(598)	3,406	786
7510	Maint & Repair General	5,858	8,787	15,366	(6,579)	15,366	-
7512	Maintenance Payroll	7,793	11,689	11,358	332	11,711	354
7514	Custodial Maintenance	19,490	29,235	27,476	1,759	32,750	5,274
7516	Waste Removal	5,005	7,507	8,654	(1,147)	8,500	(154)
7520	Elevator Contract	4,008	6,013	5,929	84	7,600	1,671
7521	Elevator Phone Monitoring	633	950	896	54	1,000	104
7535	Roof Maintenance	-	-	-	-	3,900	3,900
7540	Sprinkler Repairs	400	600	66	535	66	-
7550	Security	4,900	7,351	7,113	237	8,455	1,342
7565	Bank Loan	-	-	-	-	-	-
7570	Cable TV Expenses	16,192	24,288	24,287	1	19,807	(4,480)
7575	Internet	-	-	131	(131)	-	(131)
7580	Lobby A/C Maintenance	180	270	337	(67)	367	30
7590	Fountain Maintenance	239	358	134	225	380	246
7910	Tele-Entry System / Alarm Phone	1,034	1,551	1,343	208	-	(1,343)
7990	Bad Debt - Bldg 79	430	645	-	645	-	-
Total CONTRACTS		85,228	127,842	136,318	(8,475)	141,256	4,938

UTILITIES							
8010	Electricity	2,908	4,362	4,585	(223)	5,502	917
8034	Water & Sewer	21,313	31,969	30,785	1,184	33,405	2,620
Total UTILITIES		24,221	36,332	35,370	962	38,907	3,537

RECREATION EXPENSES							
8220	Rec Pool Contracts	865	1,297	1,297	0	1,310	13
8222	Rec Maint & Repair - General	1,199	1,798	1,310	488	1,769	459
8226	Rec Pool Repairs & Supplies	294	441	983	(541)	459	(524)
8245	Rec Ground Landscaping	269	404	393	11	416	23
8260	Rec Electric	2,128	3,193	2,358	835	3,275	917
8284	Rec Water & Sewer	357	535	1,310	(775)	524	(786)
8290	Rec Lake Maintenance	157	236	-	236	-	-
8960	Rec Pump Electric	1,977	2,965	2,227	738	3,013	786
Total RECREATION		7,246	10,869	9,877	991	10,765	888

RESERVE CONTRIBUTIONS							
9070	Rec Area Reserves	1,844	2,766	2,766	(0)	2,766	-
9100	Condo Reserves	33,333	50,000	50,000	0	50,000	-
Total RESERVE CONTRIBUTIONS		35,177	52,766	52,766	(0)	52,766	0

Total Expenses		240,250	360,375	337,608	22,766	464,971	127,362
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Net Income (Loss)		(13,781)	(20,672)	(0)	(20,671)	0	1
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ASSESSMENTS

Maintenance Assessment	96,438.25	
Reserve Assessment	13,191.55	
Total Assessment	109,629.80	438519

	Percentage	Units Per Bld	Quarterly	Annually	Checks and Balance
2 Bedrooms 2 Baths	1.420%	9	\$ 1,556.74	\$ 6,226.97	\$ 56,042.75

Palm-Aire C.C Assoc.#6, Inc.
 BLDG 79
 2023 APPROVED BUDGET
 January 1,2023 - December 31, 2023

	8 months (actual) 8/31/2022	Annualized Revenues & Expenses	2022 Budget	Budget Variance Over (Under)	2023 Budget	Increase (Decrease) from 2022 Budget
3 Bedrooms 2 Baths	1.734%	40	\$ 1,900.98	\$ 7,603.92	\$ 304,156.91	
3 Bedrooms 2½ Baths	1.786%	10	\$ 1,957.99	\$ 7,831.95	\$ 78,319.53	
		59			\$ 438,519.20	
	2023	2022	Difference			
2 Bedrooms 2 Baths	\$ 1,556.74	\$ 1,160.26	\$ 396.48			
3 Bedrooms 2 Baths	\$ 1,900.98	\$ 1,416.83	\$ 484.15			
3 Bedrooms 2½ Baths	\$ 1,957.99	\$ 1,459.32	\$ 498.67			

