

POMPANO BEACH CLUB ASSOCIATION, INC.
JANUARY 1, 2023 THROUGH DECEMBER 31, 2023
2023 APPROVED BUDGET - 307 UNITS

INCOME	
ACCOUNT	2023 PROPOSED BUDGET
Maintenance Assessment Income	\$2,083,548.00
Transfer Fee Income	\$4,500.00
Screening Income	\$4,000.00
Garage Clickers & Decals	\$1,000.00
Washer & Dryers	\$36,000.00
Hallway Storage	\$2,000.00
06616 P-3 Storage	\$2,000.00
06617 P-1 Storage	\$5,500.00
06618 FOB Keys	\$150.00
06619 Garage Rent	\$7,500.00
06620 Rental Unit Income	\$0.00
06621 Income, Owner Repairs/Maintenance	\$3,500.00
06624 Broward County Lease (Antenna)	\$62,400.00
06910 Interest Income	\$2,500.00
06920 Other Income	\$4,500.00
Recreation Center Collections	\$445,359.36
Bulk Cable Collections	\$302,423.45
INCOME TOTAL	\$883,332.81
TOTAL	\$2,966,880.81
EXPENSE	
07010 Management Fees	\$105,600.00
07012 Administrative Payroll	\$57,240.00
07014 Maintenance Payroll	\$161,650.00
07015 Consulting Fees	\$25,000.00
07016 Security Payroll	\$145,000.00
07020 Accountant CPA Fees	\$15,000.00
07160 Legal Fees	\$25,000.00
07162 Licenses & Permits	\$3,500.00
07164 Division Fees	\$1,000.00
07165 Maintenance Agreements	\$0.00
Landscaping Contract	\$5,460.00
Elevator Contract	\$34,000.00
Security Contract	\$34,944.00
Pest Control	\$8,000.00
AC Contract	\$4,660.00
Janitorial Contract	\$122,400.00
Roof Maintenance	\$1,117.00
Cooling Tower Maintenance	\$4,500.00
Electric Doors	\$905.00

Fire Monitoring	\$528.00
07166 Interest Expense	\$24,000.00
07167 Property Tax 703	\$0.00
07168 Apt 703 dues & assessments	\$0.00
07170 Taxes- Payroll	\$45,000.00
07172 Administrative Expenses	\$34,940.00
07174 Office Equipment Lease	\$2,000.00
07176 App. Fees/Association Credi	\$5,000.00
07180 Bank Charges / Fees	\$500.00
07280 Insurance Group	\$0.00
07282 Insurance Workers Comp	\$5,504.00
07284 Building Insurance	\$543,000.00
07990 Bad Debt Expense	\$20,000.00
ADMINISTRATIVE EXPENSE TOTAL	\$1,435,448.00
08910 Electric	\$125,000.00
08920 Sewer/Water	\$158,000.00
08925 Waste/Trash	\$20,000.00
08940 Telephone Exp	\$6,000.00
UTILITY EXPENSE TOTAL	\$309,000.00
09010 R/M Building Interior	\$25,000.00
09020 R/M Building Exterior	\$20,000.00
09025 R/M Exterminator	\$150.00
09045 R/M Grounds/Tree Trimming	\$6,500.00
09060 R/M Air Conditioning	\$10,000.00
09065 R/M Equipment	\$7,000.00
09070 R/M Plumbing	\$20,000.00
09110 R/M Common Areas	\$3,000.00
09200 Garage Door Transmitters	\$500.00
09210 Supplies/Maintenance	\$25,000.00
09215 Supplies/Cleaning	\$0.00
09220 Uniforms	\$500.00
09232 Contingency Expense	\$20,000.00
MAINTENANCE EXPENSES TOTAL	\$137,650.00
09901 Reserves Expense	\$337,000.00
RESERVES TOTAL	\$337,000.00
Recreation Center Expense	\$445,359.36
Bulk Cable Expense	\$302,423.45
Bulk Cable & Rec Center Total	\$747,782.81
Total	\$2,966,880.81

POMPANO BEACH CLUB ASSOCIATION, INC.
JANUARY 1, 2023 THROUGH DECEMBER 31, 2023
APPROVED BUDGET - MONTHLY PAYMENT TABLE

<i>APARTMENT TYPE</i>	<i>Number # of Units</i>	<i>Percentage</i>	<i>2023 Maintenance Fee w/Increase Excluding Cable Costs + Rec Ctr</i>	<i>Total Monthly Income</i>	<i>Total Annual Income</i>	<i>2023 Cable Increase/Fee</i>	<i>2023 PBC Recreation Increase/Fee</i>	<i>2023 Approved Total Maintenance Fee Monthly Payment Including Increase, Cable & Rec Ctr</i>
1 BEDROOM	140	0.00220%	\$381.98	\$53,477.73	\$641,732.78	\$82.09	\$120.89	\$584.96
2 BEDROOM	148	0.00400%	\$694.52	\$102,788.37	\$1,233,460.42	\$82.09	\$120.89	\$897.50
1 BEDROOM - PH	8	0.00400%	\$694.52	\$5,556.13	\$66,673.54	\$82.09	\$120.89	\$897.50
2 BEDROOM - PH	8	0.00505%	\$876.83	\$7,014.61	\$84,175.34	\$82.09	\$120.89	\$1,079.81
PENTHOUSE 16	1	0.00800%	\$1,389.03	\$1,389.03	\$16,668.38	\$82.09	\$120.89	\$1,592.01
PENTHOUSE 8 & 12	2	0.00980%	\$1,701.56	\$3,403.13	\$40,837.54	\$82.09	\$120.89	\$1,904.54
TOTAL	307							

2023 Cable Increase Total \$ 302,423.45 Divided Amongst 307 Unit Owners

Annual Cost Per Unit = \$985.09

Monthly Cost Per Unit = \$ 82.09

2023 PBC Recreation Fee Total \$445,359.36 Divided Amongst 307 Unit Owners

Annual Cost Per Unit = \$1,450.68

Monthly Cost Per Unit = \$120.89