

<b>POMPANO BEACH CLUB ASSOCIATION, INC.</b>	<b>2024 APPROVED BUDGET</b>	<b>307 UNITS</b>
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<b>INCOME</b>	<b>2023 BUDGET</b>	<b>9 MOS. ACTUAL</b>	<b>2024 BUDGET</b>
MAINTENANCE FEES	\$2,083,548.00	\$2,120,682.00	\$3,127,710.56
SCREENING/APPLICATION	\$4,000.00	\$11,400.00	\$7,500.00
ESTOPPEL/TRANSFER FEES	\$4,500.00	\$6,375.00	\$4,500.00
WASHER/DRYER	\$36,000.00	\$31,870.00	\$35,000.00
GARAGE CLICKERS/DECALS/FOBS	\$1,000.00	\$1,327.00	\$1,000.00
GARAGE PARKING SPACE RENTALS	\$7,500.00	\$5,760.00	\$7,500.00
HALLWAY STORAGE	\$2,000.00	\$1,400.00	\$2,000.00
P-1 STORAGE	\$5,500.00	\$4,800.00	\$5,500.00
P-3 STORAGE	\$2,000.00	\$2,000.00	\$2,000.00
OWNER REPAIR FEES	\$3,500.00	\$675.00	\$1,000.00
BROWARD COUNTY LEASE	\$62,400.00	\$52,000.00	\$62,400.00
INTEREST	\$2,500.00	\$13,902.15	\$5,000.00
MISCELLANEOUS	\$4,500.00	\$150.00	\$500.00
<b>TOTAL INCOME</b>	<b>\$2,218,948.00</b>	<b>\$2,252,341.15</b>	<b>\$3,261,610.56</b>

**EXPENSES:**

**GENERAL & ADMINISTRATIVE**

MANAGEMENT FEES	\$105,600.00	\$73,985.00	\$110,800.00
ADMINISTRATIVE PAYROLL	\$57,240.00	\$37,205.90	\$80,000.00
MAINTENANCE PAYROLL	\$161,650.00	\$120,242.00	\$183,100.00
SECURITY PAYROLL	\$145,000.00	\$85,533.76	\$152,250.00
PAYROLL TAXES	\$45,000.00	\$27,556.40	\$40,000.00
CONSULTING FEES	\$25,000.00	\$0.00	\$5,000.00
CPA	\$15,000.00	\$8,000.00	\$8,500.00
LEGAL FEES	\$25,000.00	\$22,866.00	\$20,000.00
LICENSES AND PERMITS	\$3,500.00	\$0.00	\$1,000.00
DIVISION FEES	\$1,000.00	\$61.25	\$1,000.00
INTEREST EXPENSE	\$24,000.00	\$0.00	\$0.00
ADMINISTRATIVE EXPENSES	\$34,940.00	\$15,225.00	\$20,000.00
APPLICATION FEES	\$5,000.00	\$2,005.00	\$3,000.00
BANK CHARGES	\$500.00	\$350.00	\$500.00
WORKERS' COMP. INSURANCE	\$5,504.00	\$3,701.00	\$0.00
BUILDING INSURANCE	\$543,000.00	\$606,248.00	\$500,000.00
BAD DEBT	\$20,000.00	\$0.00	\$20,000.00
OFFICE EQUIPMENT LEASES	\$2,000.00	\$3,595.00	\$4,500.00
<b>TOTAL GENERAL &amp; ADMIN. EXPENSE</b>	<b>\$1,218,934.00</b>	<b>\$1,006,574.31</b>	<b>\$1,149,650.00</b>

**COMMON AREA EXPENSES**

A/C MAINTENANCE CONTRACT	\$4,660.00	\$3,222.00	\$4,200.00
COOLING TOWER CHEMICAL CONTRACT	\$0.00	\$3,454.20	\$4,600.00
ELEVATOR MAINTENANCE CONTRACT	\$34,000.00	\$25,151.40	\$35,000.00
FIRE MONITORING CONTRACT	\$528.00	\$141.24	\$600.00
JANITORIAL CONTRACT	\$122,400.00	\$87,239.00	\$135,720.00
LANDSCAPING CONTRACT	\$5,460.00	\$3,640.00	\$6,000.00
LOBBY DOOR CONTRACT	\$905.00	\$970.36	\$1,000.00
PEST CONTROL CONTRACT	\$8,000.00	\$5,723.00	\$8,000.00
SECURITY CONTRACT	\$34,944.00	\$15,897.00	\$0.00
WEBSITE AND APP	\$0.00	\$1,800.00	\$2,400.00
R/M AIR CONDITIONING	\$10,000.00	\$7,875.00	\$10,000.00
R/M COOLING TOWER	\$4,500.00	\$2,739.00	\$4,000.00
R/M ELEVATORS	\$0.00	\$5,543.54	\$7,000.00
R/M EQUIPMENT	\$7,000.00	\$2,397.50	\$3,000.00
R/M FIRE & SECURITY EQUIPMENT REPAIR	\$0.00	\$6,494.31	\$5,500.00
R/M COMMON AREAS	\$3,000.00	\$9,653.89	\$40,000.00
R/M INTERIOR	\$25,000.00	\$1,226.87	\$0.00
R/M EXTERIOR	\$20,000.00	\$0.00	\$0.00
R/M LANDSCAPING	\$6,500.00	\$2,000.00	\$3,000.00
R/M PLUMBING	\$20,000.00	\$19,253.00	\$25,000.00
R/M ROOF	\$1,117.00	\$2,466.70	\$3,000.00

MAINTENANCE SUPPLIES	\$25,000.00	\$8,367.88	\$15,000.00
GARAGE DOOR TRANSMITTERS	\$500.00	\$661.38	\$500.00
UNIFORMS	\$500.00	\$551.00	\$500.00
CONTINGENCY	\$20,000.00	\$0.00	\$0.00
<b>TOTAL COMMON AREA EXPENSE</b>	<b>\$354,014.00</b>	<b>\$216,468.27</b>	<b>\$314,020.00</b>

**UTILITIES**

ELECTRICITY	\$125,000.00	\$133,508.00	\$180,000.00
WATER & SEWER	\$158,000.00	\$129,646.04	\$175,000.00
WASTE/TRASH	\$20,000.00	\$11,756.00	\$16,000.00
TELEPHONE	\$6,000.00	\$4,190.00	\$6,000.00
<b>TOTAL UTILITY EXPENSE</b>	<b>\$309,000.00</b>	<b>\$279,100.04</b>	<b>\$377,000.00</b>

**RESERVES**

POOLED RESERVES	\$337,000.00	\$252,749.97	\$471,253.21
<b>TOTAL RESERVE EXPENSE</b>	<b>\$337,000.00</b>	<b>\$252,749.97</b>	<b>\$471,253.21</b>

<b>TOTAL BUDGET EXPENSE</b>	<b>\$2,218,948.00</b>	<b>\$1,754,892.59</b>	<b>\$2,311,923.21</b>
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CABLE TV	\$302,423.45		\$311,496.15
REC CENTER	\$445,359.36		\$504,294.06

<b>TOTAL EXPENSES</b>	<b>\$2,966,730.81</b>		<b>\$3,127,713.42</b>
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*Sepa Machado*  
Treasurer  
January 10, 2024

**POMPANO BEACH CLUB ASSOCIATION, INC.**

**JANUARY 1, 2024 through DECEMBER 31, 2024    APPROVED BUDGET    -    MONTHLY PAYMENT TABLE**

<b>APARTMENT TYPE</b>	<b>Number #of Units</b>	<b>Percentage of Responsibility</b>	<b>2024 Maint Fee By % Excluding Cable Costs + Rec Ctr</b>	<b>2024 Cable Fee</b>	<b>2024 PBC Recreation Fee</b>	<b>2024 Total Maint Fee Monthly Payment Per Unit</b>	<b>2024 Total Maint Fee Monthly Payment</b>
1 BEDROOM	140	0.0022	\$423.85	\$84.55	\$136.89	\$645.29	\$90,341.16
2 BEDROOM	148	0.0040	\$770.64	\$84.55	\$136.89	\$992.08	\$146,828.00
1 BEDROOM - PH	8	0.0040	\$770.64	\$84.55	\$136.89	\$992.08	\$7,936.65
2 BEDROOM - PH	8	0.00505	\$972.93	\$84.55	\$136.89	\$1,194.37	\$9,554.99
PENTHOUSE 16	1	0.0080	\$1,541.28	\$84.55	\$136.89	\$1,762.72	\$1,762.72
PENTHOUSE 8 & 12	2	0.0098	\$1,888.07	\$84.55	\$136.89	\$2,109.51	\$4,219.02
<b>TOTAL</b>	<b>307</b>					<b>\$7,696.06</b>	<b>\$260,642.55</b>