

ANTILLES AT ISLANDS OF DORAL

ANNUAL BUDGET

JANUARY 1, 2022 TO DECEMBER 31, 2022

<u>Income</u>	<u>2021</u>	<u>2022</u>
05010 Assessments	\$ 633,343.85	\$ 742,219.08
05030 Violation	\$ 1,200.00	\$ 2,000.00
05050 Late Fees	\$ 10,000.00	\$ 4,000.00
05060 Assess Accrued Interest	\$ 5,000.00	\$ 6,000.00
05110 Bank Interest Income	\$ 7,000.00	\$ 100.00
05130 Bank Interest Reserves	\$ 2,000.00	\$ 1,500.00
05300 Capital Contribution Allowance	\$ 30,000.00	\$ 30,000.00
05410 Miscellaneous Income	\$ 1,200.00	\$ 200.00
05420 Pool Key	\$ 300.00	\$ 1,300.00
Total Income:	\$ 690,043.85	\$ 787,319.08
<u>Expense</u>		
06020 Postage & Printing	\$ 5,000.00	\$ 6,000.00
06021 Mailers	\$ 3,000.00	\$ 4,000.00
06030 Accounting/Tax Return	\$ 6,400.00	\$ 5,950.00
06040 Storage	\$ 153.00	\$ 170.00
06050 Bad Debt	\$ 10,000.00	\$ 8,000.00
06070 Annual Corporate Report	\$ 62.00	\$ 100.00
06200 Admin Supplies	\$ -	\$ 500.00
06300 Payment Coupons	\$ 765.00	\$ 800.00
06330 Legal - Collections	\$ 7,000.00	\$ 7,000.00
06335 Legal - Prof Services	\$ 20,000.00	\$ 25,000.00
06338 Other - Prof Services	\$ -	\$ 2,000.00
06340 Management Fees	\$ 56,784.00	\$ 60,060.00
06350 Bank Charges	\$ 700.00	\$ 400.00
06360 Permits (Pool/Parking)	\$ 250.00	\$ 600.00
Administrative Expense Total	\$ 110,114.00	\$ 120,580.00
06910 Lawn Maintenance	\$ 100,800.00	\$ 100,800.00
06930 Janitorial - Common Areas	\$ 21,732.00	\$ 21,732.00
06950 Security Guard	\$ 151,000.00	\$ 172,188.00
06950 Irrigation Maintenance	\$ 6,720.00	\$ 6,720.00
06980 Pool Service	\$ 7,800.00	\$ 8,400.00
Contract Maintenance Expense Total	\$ 288,052.00	\$ 309,840.00
07000 Landscaping Replacement	\$ 10,000.00	\$ 10,000.00
07020 Tree Trimming	\$ 60,000.00	\$ 60,000.00
07025 Tree Removal/Replace	\$ 20,000.00	\$ 20,000.00
07033 Janitorial - Trash Removal	\$ -	\$ 400.00
07034 Pressure Cleaning	\$ -	\$ 2,000.00
07040 Mulch/Fertilizer	\$ 2,000.00	\$ 3,000.00
07055 Irrigation Repairs	\$ 4,000.00	\$ 4,000.00
07070 Contingencies	\$ -	\$ 2,000.00
07100 Pool Repairs	\$ 1,000.00	\$ 3,000.00
07110 General Repairs	\$ 2,000.00	\$ 4,000.00
07113 Plumbing/Backflow	\$ 100.00	\$ 100.00
07114 Plumbing Repairs	\$ -	\$ 1,000.00
07116 Roof Repairs	\$ 9,000.00	\$ 17,000.00
07122 Gate Openers/Keys	\$ -	\$ 1,000.00
07125 Locksmith	\$ -	\$ 300.00
07160 Maintenance Supplies	\$ 2,000.00	\$ 2,000.00
07162 Signage	\$ -	\$ 300.00
07176 Fire Extinguishers	\$ 125.00	\$ 50.00
07180 Painting	\$ -	\$ 1,000.00
07190 Pest Control	\$ 2,000.00	\$ 2,000.00
07400 Community Improvements	\$ -	\$ 20,000.00
Repairs & Maintenance Expense Total	\$ 112,225.00	\$ 153,150.00
07500 Electricity	\$ 20,000.00	\$ 30,000.00
07520 Water & Sewer	\$ 2,500.00	\$ 3,000.00
Utility Expense Total	\$ 22,500.00	\$ 33,000.00
Insurance Expense Total	\$ 38,000.00	\$ 38,000.00
Reserves Expense Total	\$ 119,152.85	\$ 132,749.08
Total Expenses:	\$ 690,043.85	\$ 787,319.08

ANTILLES AT ISLANDS OF DORAL
ANNUAL BUDGET
2022 GENERAL RESERVES SCHEDULE

Items		Replacement Cost	(Projected) Collected 12/31/21	Fundable Reserves	Remaining Useful Life (Yrs)	Annually	Monthly
4010	Painting Exterior of Buildings	\$ 413,000.00	\$ 331,419.87	\$ 81,580.13	2	\$ 53,320.35	\$ 4,443.36
4020	Roof Replacement of Buildings	\$ 1,180,000.00	\$ 663,655.00	\$ 516,345.00	10	\$ 51,634.50	\$ 4,302.88
4030	Clubhouse Painting	\$ 6,000.00	\$ 1,194.00	\$ 4,806.00	5	\$ 961.20	\$ 80.10
4040	Clubhouse Roof Replacement	\$ 35,000.00	\$ 25,225.01	\$ 9,774.99	8	\$ 1,221.87	\$ 101.82
4050	Pool Resurfacing	\$ 30,000.00	\$ 12,070.55	\$ 17,929.45	10	\$ 1,792.95	\$ 149.41
4060	Pool Deck Resurfacing	\$ 15,000.00	\$ 13,950.72	\$ 1,049.28	3	\$ 349.76	\$ 29.15
4070	Pool Equipment Replacement	\$ 15,000.00	\$ (12,408.45)	\$ 27,408.45	11	\$ 2,491.68	\$ 207.64
4080	Pool Furniture Replacement	\$ 18,000.00	\$ (2,713.54)	\$ 20,713.54	5	\$ 4,142.71	\$ 345.23
4110	Playground Replacement	\$ 100,000.00	\$ 30,324.96	\$ 69,675.04	11	\$ 6,334.09	\$ 527.84
4120	Pool Fencing Replacement	\$ 18,000.00	\$ 12,000.00	\$ 6,000.00	3	\$ 2,000.00	\$ 166.67
4130	Pressure Cleaning of Common Groun	\$ 10,000.00	\$ 7,500.00	\$ 2,500.00	1	\$ 2,500.00	\$ 208.33
4140	Hurricane Recovery Fund	\$ 75,000.00	\$ 51,000.10	\$ 23,999.90	4	\$ 5,999.98	\$ 500.00
Totals		\$ 1,915,000.00	\$ 1,133,218.22	\$ 781,781.78		\$ 132,749.08	\$ 11,062.42

	2022
Reserve Assessments:	\$30.39
HOA Assessments:	\$139.53
TOTAL MONTHLY ASSESSMENT	\$169.92
ROUNDED OFF	\$ 170

Comparison by Year		
2021	2020	2019
\$27.30	\$28.35	\$28.35
\$117.70	\$104.66	\$104.66
\$145.00	\$132.74	\$132.74
\$145.00	\$133.00	\$133.00