

Proposed Operating Budget for
BUCCANEER BEACH CLUB (71 units)
January 1, 2025 - December 31, 2025

INCOME/EXPENSES	2024 Feb-Aug Actuals	2025 MONTHLY	2025 ANNUAL	2024 Budget
INCOME:				
Operating Income:				
Assessment	\$372,750.00	\$60,350.00	\$724,200.00	\$639,000.00
Special Assessment	\$95,850.00	\$0.00	\$0.00	\$0.00
<u>TOTAL OPERATING INCOME</u>	<u>\$468,600.00</u>	<u>\$60,350.00</u>	<u>\$724,200.00</u>	<u>\$639,000.00</u>
Reserve Income:				
AT&T Tower Income	\$28,000.00	\$4,000.00	\$48,000.00	\$48,000.00
T-Mobile Tower Income	\$25,679.31	\$3,833.33	\$46,000.00	\$55,000.00
Verizon Tower Income	\$0.00	\$3,247.08	\$38,965.00	\$37,000.00
Cell Tower Income-Dish	\$17,950.00	\$2,500.00	\$30,000.00	\$30,000.00
<u>TOTAL RESERVE INCOME</u>	<u>\$71,629.31</u>	<u>\$13,580.42</u>	<u>\$162,965.00</u>	<u>\$170,000.00</u>
EXPENSES:				
Administrative Expenses:				
Annual Corp Filing	\$0.00	\$5.10	\$61.25	\$61.25
Licenses/Inspections/Permits	\$150.35	\$41.67	\$500.00	\$1,000.00
Management Fee	\$9,450.00	\$1,488.38	\$17,860.50	\$17,010.00
Storage	\$35.00	\$5.00	\$60.00	\$60.00
HOA Supplies	\$107.89	\$30.83	\$370.00	\$370.00
Social Expense	\$0.00	\$50.00	\$600.00	\$300.00
Postage, Supplies, Copies	\$651.98	\$116.67	\$1,400.00	\$1,808.00
Division Fees (\$4 per door)	\$0.00	\$23.67	\$284.00	\$0.00
Administrative Expense	\$472.00	\$41.67	\$500.00	\$150.00
Building Maintenance				
Generator Maintenance	\$0.00	\$133.33	\$1,600.00	\$1,600.00
Maintenance Contract	\$18,117.00	\$3,400.00	\$40,800.00	\$39,530.00
General Repairs and Maintenance	\$5,009.60	\$1,213.00	\$14,556.00	\$25,000.00
Pest Control	\$1,080.00	\$233.33	\$2,800.00	\$2,800.00
Maintenance-Leaks	\$0.00	\$0.00	\$0.00	\$3,000.00
Janitorial Services & Supplies	\$10,325.00	\$1,475.00	\$17,700.00	\$17,700.00
Grounds Maintenance				
Common Area Improvements	\$7,388.75	\$1,666.67	\$20,000.00	\$10,000.00
Irrigation	\$6,393.60	\$133.33	\$1,600.00	\$2,590.00
Contracted Grounds Maintenance	\$7,000.00	\$1,000.00	\$12,000.00	\$12,051.60
Gate Contract & Repairs	\$218.24	\$335.00	\$4,020.00	\$0.00
Insurance				
Insurance	\$129,920.46	\$21,099.25	\$253,191.00	\$194,906.07
Mechanical Systems				
Fire System Test/Inspection	\$2,440.79	\$266.67	\$3,200.00	\$0.00
Fire Alarm Monitoring	\$1,129.57	\$208.33	\$2,500.00	\$2,500.00
Fire Alarm System Repairs	\$7,268.72	\$416.67	\$5,000.00	\$2,000.00
Fire Extinguisher	\$1,306.96	\$116.67	\$1,400.00	\$800.00
Fire Sprinkler	\$0.00	\$0.00	\$0.00	\$1,200.00

SEE REVERSE SIDE

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Fire System Repairs	\$3,336.44	\$166.67	\$2,000.00	\$500.00
Elevator Maint Contract	\$7,560.00	\$1,080.00	\$12,960.00	\$12,960.00
Elevator Permits	\$0.00	\$20.83	\$250.00	\$150.00
Elevator Phone	\$973.70	\$139.10	\$1,669.20	\$1,642.08
Elevator Repairs	\$0.00	\$250.00	\$3,000.00	\$3,000.00
Other Expenses				
Reserve Contribution-Pooled	\$65,959.25	\$10,571.67	\$126,860.05	\$113,073.00
Finance/Processing/Interest	\$0.00	\$0.00	\$0.00	\$2,000.00
Pool & Pool Area				
Pool Maintenance	\$3,500.00	\$500.00	\$6,000.00	\$6,138.00
Pool Repairs	\$1,188.00	\$166.67	\$2,000.00	\$2,500.00
Professional Services				
Accounting	\$5,075.00	\$500.00	\$6,000.00	\$6,000.00
Legal	\$2,525.00	\$250.00	\$3,000.00	\$1,500.00
Taxes				
Federal Income Tax	\$0.00	\$1,250.00	\$15,000.00	\$15,000.00
Utilities				
Cable	\$31,267.88	\$4,541.67	\$54,500.00	\$53,100.00
Gas	\$7,046.81	\$916.67	\$11,000.00	\$10,000.00
Telephone/Internet/Auto	\$1,232.78	\$145.00	\$1,740.00	\$2,000.00
Sanitation/Trash Removal	\$5,232.08	\$750.00	\$9,000.00	\$9,000.00
Electric	\$12,111.13	\$1,833.33	\$22,000.00	\$22,000.00
Water and Sewer	\$29,004.35	\$3,768.17	\$45,218.00	\$42,000.00
<u>TOTAL OPERATING EXPENSES</u>	<u>\$384,478.33</u>	<u>\$60,350.00</u>	<u>\$724,200.00</u>	<u>\$639,000.00</u>
Other Expenses-Reserve Dept				
Roof (Cell Tower) Contribution	\$71,629.31	\$13,580.42	\$162,965.00	\$170,000.00
<u>TOTAL RESERVE EXPENSES</u>	<u>\$71,629.31</u>	<u>\$13,580.42</u>	<u>\$162,965.00</u>	<u>\$170,000.00</u>
<u>TOTAL MONTHLY/ANNUAL PER UNIT WITH RESERVES:</u>	<u>\$850.00</u>	<u>\$73,930.42</u>	<u>\$887,165.00</u>	<u>\$809,000.00</u>

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BUCCANEER BEACH CLUB
SCHEDULE OF RESERVES FOR CAPITAL EXPENDITURES
AND DEFERRED MAINTENANCE

RESERVE ITEM	ESTIM.LIFE (YRS) WHEN NEW	REPLACEMENT COST	REMAINING LIFE (YRS)	PROJECTED 12/31/2024 BALANCE	AMOUNT FOR FULL FUNDING (ANNUAL)	AMOUNT FOR FULL FUNDING (MONTHLY)
Pooled Reserves				\$493,251.88		
Asphalt Seal/Repair	5	\$5,000.00	3	\$1,690.00	\$1,103.28	\$91.94
Asphalt Resurface	20	\$85,000.00	17	\$6,735.00	\$4,603.80	\$383.65
Sign/Monument- Refurnish/Replace	20	\$6,500.00	7	\$1,640.00	\$694.32	\$57.86
Beach Walkover- Repair/Rebuild	20	\$7,000.00	18	\$1,766.00	\$290.76	\$24.23
Balcony Decks- Repair/Re-coat	5	\$46,000.00	5	\$15,012.00	\$6,197.64	\$516.47
Balcony Decks-Resurface	20	\$178,000.00	13	\$44,909.00	\$10,237.80	\$853.15
Walkway Decks-Resurface	20	\$61,400.00	9	\$15,491.00	\$5,100.96	\$425.08
Walkway-Refinishing	5	\$8,500.00	2	\$0.00	\$4,250.04	\$354.17
Balcony Deck Enclosures- Replace	25	\$285,500.00	18	\$72,032.00	\$11,859.36	\$988.28
Building Exteriors- Restoration	10	\$28,400.00	3	\$7,165.00	\$7,078.32	\$589.86
Building Exteriors- Seal/Painting	20	\$228,500.00	20	\$57,651.00	\$8,542.44	\$711.87
Building Windows-Common	30	\$44,000.00	2	\$4,680.00	\$19,659.96	\$1,638.33
Building Doors-Common	30	\$75,000.00	26	\$23,484.00	\$3,787.80	\$315.65
Roofs-Upper-Replace	20	\$368,000.00	2	\$92,846.00	\$137,577.00	\$11,464.75
Roofs-Lower-Replace	20	\$130,000.00	17	\$32,799.00	\$5,717.76	\$476.48

Concrete Restoration Maintenance	5	\$95,000.00	5	\$12,615.00	\$16,476.96	\$1,373.08
Intercom/Entry Systems-Replace	15	\$5,500.00	15	\$1,388.00	\$274.08	\$22.84
Elevators-Modernize Phase I	20	\$165,000.00	17	\$30,644.00	\$7,903.32	\$658.61
Elevators-Modernize Phase II	20	\$608,000.00	19	\$4,037.00	\$31,787.52	\$2,648.96
Generator	40	\$105,000.00	36	\$100.00	\$2,913.84	\$242.82
Fire Alarm Systems-Modernize	20	\$58,100.00	6	\$14,659.00	\$7,240.20	\$603.35
Fire Sprinkler Pump/Controls	40	\$42,000.00	3	\$18,922.00	\$7,692.72	\$641.06
Water Heaters-Replace	15	\$35,000.00	13	\$8,830.00	\$2,013.12	\$167.76
Domestic Water Systems Replace	20	\$15,750.00	3	\$3,974.00	\$3,925.32	\$327.11
Bathrooms-Remodel	20	\$18,750.00	15	\$4,731.00	\$934.56	\$77.88
Lobbies-Remodel	20	\$15,000.00	4	\$3,784.00	\$2,804.04	\$233.67
Recreation Room-Remodel	20	\$25,000.00	15	\$6,307.00	\$1,246.20	\$103.85
Pool Deck Furniture-Replace	8	\$4,000.00	4	\$1,564.00	\$609.00	\$50.75
Pool Deck (Coated) Seal/Repair	5	\$10,000.00	2	\$2,423.00	\$3,788.52	\$315.71
Pool Deck (Coated) Resurface	25	\$27,150.00	22	\$6,820.00	\$924.12	\$77.01
Pool Fence-Replace	20	\$10,900.00	13	\$2,650.00	\$634.56	\$52.88
Swimming Pool-Resurface	12	\$25,000.00	9	-\$23,230.00	\$5,358.84	\$446.57
Pool Heater	8	\$9,000.00	1	\$2,271.00	\$6,729.00	\$560.75

Tennis Courts (Hard) Recoat	5	\$5,750.00	5	\$1,451.00	\$859.80	\$71.65
Tennis Courts (Hard) Resurface	30	\$36,000.00	30	\$9,083.00	\$897.24	\$74.77
Tennis Courts Fencing- Replace	30	\$16,200.00	30	\$4,087.00	\$403.80	\$33.65
TOTAL MONTHLY RESERVE CONTRIBUTION					\$332,118.00	\$27,676.50