

BEAU RIVAGE CONDOMINIUM ASSOCIATION INC
Proposed Operating Budget
January 1, 2024 - December 31, 2024

Alan Haller
November 11, 2023
Passed

GL CODE	DESCRIPTION	2023 PREVIOUS YEAR BUDGET MONTHLY	2023 PREVIOUS YEAR BUDGET ANNUAL	2024 PROPOSED BUDGET MONTHLY	2024 PROPOSED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	108,815	1,305,776	127,693	1,532,310
40002-00	Reserve Income-	28,413	340,955	14,355	172,254
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	33	400	33	400
40012	Guest Suite Income	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	83	1,000	83	1,000
40035	Moving Fees	0	0	167	2,000
40042-00	Initiation Fees-	0	0	0	0
40068	Key Fob Income	42	500	42	500
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40090	Miscellaneous Income	13	150	33	400
41000	Rental Income	600	7,200	700	8,400
48095	Pet Fees	0	0	0	0
	**TOTAL REVENUE	137,999	1,655,981	143,105	1,717,264
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	350	4,200	350	4,200
50012-00	Bad Debts-	0	0	0	0
50015	Bank Charges	08	100	08	100
50026	Credit Card Purchases	0	0	0	0
50045-00	Legal Fees-	2,917	35,000	3,333	40,000
50048	Annual Condo Fees	41	496	41	496

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50050-00	License,Taxes,Permit-	200	2,400	84	1,008
50055	Meetings	125	1,500	125	1,500
50057	Social Committee	200	2,400	200	2,400
50075	Office Supplies	125	1,500	125	1,500
50090-00	Professional Fees-	42	500	42	500
50090-03	Professional Fees- - Consulting Fees	0	0	0	0
50110	Miscellaneous	42	500	42	500
	**TOTAL ADMINISTRATIVE	4,050	48,596	4,350	52,204
	**PROPERTY INSURANCE				
52029	Property & Liability	26,729	320,748	36,100	433,202
52032	Umbrella Insurance	418	5,010	474	5,693
52034	Flood Insurance	3,714	44,573	4,092	49,099
52035	Directors & Officers	129	1,543	155	1,854
52040	Ins Finance Charge	303	3,640	1,597	19,164
52063	Workers Comp Ins.	55	662	65	777
	**TOTAL PROPERTY INSURANCE	31,348	376,176	42,482	509,789
	**UTILITIES				
54050-00	Electricity-	5,833	70,000	6,125	73,500
54070-00	Water, Sewer, Trash-	15,667	188,000	16,450	197,400
54080	Natural Gas	105	1,260	125	1,500
54081	Diesel Fuel	69	832	83	1,000
54082	Propane Fuel	22	260	25	300
54100-00	Telephone-	131	1,572	131	1,572
	**TOTAL UTILITIES	21,827	261,924	22,939	275,272
	**CONTRACTS				
60005	Air Conditioning	1,250	15,000	1,250	15,000

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60013	Cable Television	9,003	108,036	9,252	111,028
60029-00	Contract Labor- General	1,500	18,000	1,500	18,000
60035	Elevator Contract	1,439	17,268	1,511	18,131
60046-21	Equipment Contract- - Fitness Room	100	1,200	100	1,200
60046-90	Equipment Contract- - Water Pumps	208	2,500	208	2,500
60050	Fire Alarm System	208	2,500	208	2,500
60051	Fire Sprinkler System	295	3,536	295	3,536
60065	Security Gates	42	500	42	500
60070	Generator	167	2,000	250	3,000
60075	Janitorial Service	4,583	55,000	4,838	58,052
60090	Lawn Maintenance	1,198	14,376	1,650	19,800
61000	Management Services	19,583	235,000	23,750	285,000
61010	Pest Control	300	3,600	470	5,636
61020	Pool/Spa Contract	975	11,700	975	11,700
61045-10	Security Services- Equipment	0	0	180	2,160
61055	Trash Removal	107	1,278	107	1,278
61059	Trash Compactor	417	5,000	1,056	12,672
61075	Window Services	328	3,936	328	3,936
	**TOTAL CONTRACTS	41,703	500,430	47,969	575,629
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	1,000	12,000	2,667	32,000
70025	R&M-Building	1,417	17,000	1,417	17,000
70040	R&M-Elevator	208	2,500	208	2,500
70048-00	R&M Equip-	0	0	0	0
70048-20	R&M Equip- - Fire	417	5,000	768	9,216
70048-20a	R&M Equip- - Fire Alarm-Sec Equip Repairs	450	5,400	450	5,400
70058-00	Grounds - Other- <i>Big Inc MVLCH</i>	1,250	15,000	1,250	15,000
70062	R&M-Guest Suite	83	1,000	83	1,000

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70068	R&M-Lighting	333	4,000	333	4,000
70075	R&M-Maint Equipment	167	2,000	167	2,000
70076	Maintenance Supplies	333	4,000	333	4,000
70095	R&M-Pool/Spa/Fountain	417	5,000	417	5,000
70135	Landscaping Extras IRRIGATION 1/2 TREE TRIMMING 833		10,000	833	10,000
70289-00	Contingency-	3,750	45,000	2,083	25,000
	**TOTAL REPAIRS/MAINTENANCE	10,658	127,900	11,010	132,116
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	28,413	340,955	14,355	172,254
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	28,413	340,955	14,355	172,254
	**TOTAL EXPENSES	137,999	1,655,981	143,105	1,717,264
	Operating Net Income or Loss	0	0	0	0

Ann Haller
November 11, 2023

Beau Rivage Condo-2024

Schedule Of Maintenance

BEAU RIVAGE CONDOMINIUM ASSOCIATION INC

Building#- Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	2023 4TH Qtr Current Payment	2023 Original Qtrly Payment w reserves	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-A	<u>1</u>	0.950000000	20	19.000000000	\$5160.07	\$3,494.63	\$3639.24	\$409.10	\$4048.34	\$80966.80
0000-B	2	0.716000000	19	13.604000000	\$3889.08	\$2,633.84	\$2742.83	\$308.33	\$3051.16	\$57972.04
0000-C	3 & 4	0.722000000	38	27.436000000	\$3921.67	\$2,655.91	\$2765.82	\$310.92	\$3076.74	\$116916.12
0000-D	5	0.642000000	19	12.198000000	\$3487.11	\$2,361.63	\$2459.36	\$276.47	\$2735.83	\$51980.77
0000-E	6	0.925000000	20	18.500000000	\$5024.30	\$3,402.66	\$3543.47	\$398.34	\$3941.81	\$78836.20
0000-PH-A	2101	1.940000000	1	1.940000000	\$10537.39	\$7,136.39	\$7431.70	\$835.43	\$8267.13	\$8267.13
0000-PH-B	2102 2202	0.904000000	2	1.808000000	\$4910.21	\$3,325.41	\$3463.02	\$389.29	\$3852.31	\$7704.62
0000-PH-C	2103 2203	0.946000000	2	1.892000000	\$5138.35	\$3,479.91	\$3623.91	\$407.38	\$4031.29	\$8062.58
0000-PH-D	2105 2205	0.834000000	2	1.668000000	\$4529.99	\$3,067.91	\$3194.87	\$359.15	\$3554.02	\$7108.04
0000-PH-E	2106	1.931000000	1	1.931000000	\$10488.52	\$7,103.28	\$7397.23	\$831.56	\$8228.79	\$8228.79
Total			124	99.977000000						\$426043.09