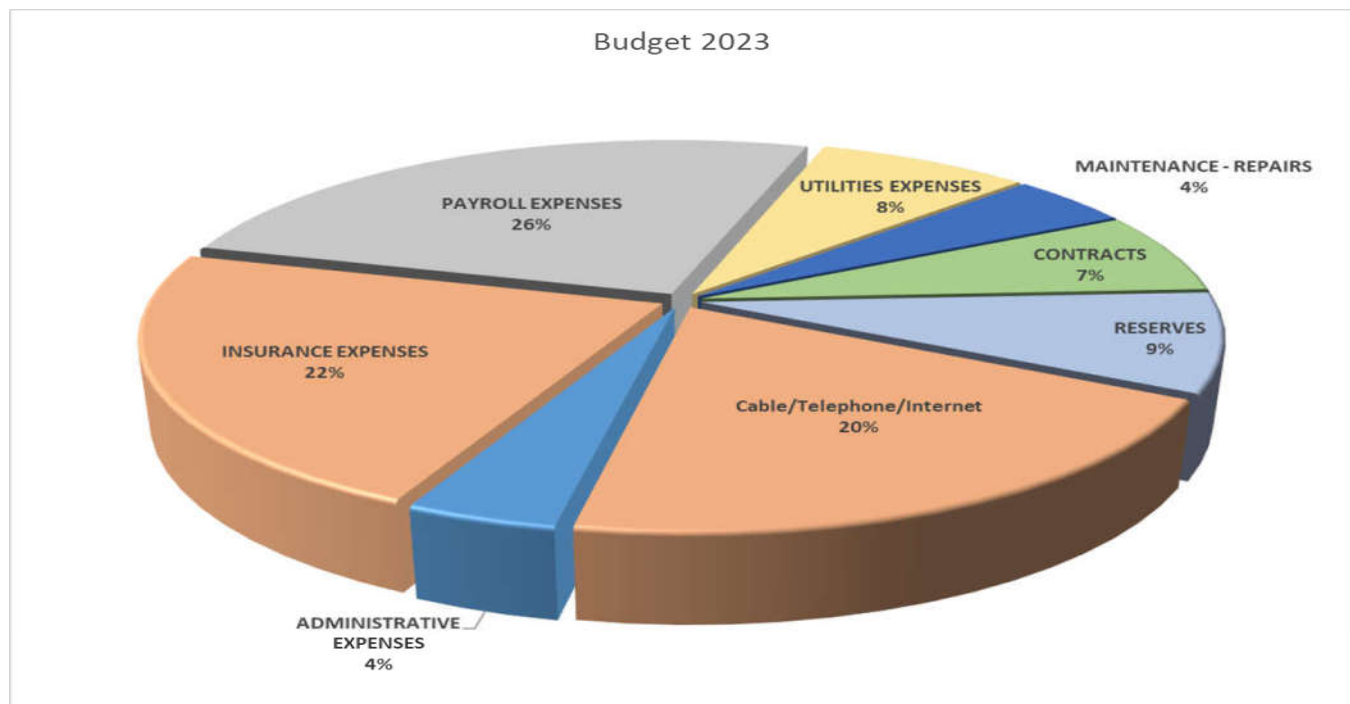


MIDTOWN DORAL CONDOMINIUM 4 ASSOCIATION, INC.
Budget for the period January 1st, 2023 through December 31st, 2023
Budget Comparison Report 2022 to 2023
Expesnes Until June 2022 Comparison Budget 2022

Account	2023 Budget	2022 Budget	% Change	July 2022 Actual	Variance From Budget July/2022
6310 Assessment Maintenance Fee	\$737,261.33	\$578,516.40	27.44	\$289,258.20	\$0.00
6330 Late Fee Income	\$0.00	\$0.00	0.00	\$1,176.27	\$1,176.27
6370 Attorney Fees Income	\$0.00	\$0.00	0.00	\$997.33	\$997.33
6390 NSF Charges Income	\$0.00	\$0.00	0.00	\$48.00	\$48.00
6710 FOB Income	\$2,500.00	\$1,865.63	7.20	\$1,065.00	\$132.18
6910 Interest Income	\$0.00	\$0.00	0.00	\$2.10	\$2.10
INCOME Total	\$739,761.33	\$580,382.03	27.37	\$292,546.90	\$2,355.88
Expense					
Account					
7010 Management Fee	\$13,566.00	\$11,172.00	21.43	\$5,586.00	\$0.00
7020 Audit & Tax Service	\$3,700.00	\$3,700.00	0.00	\$0.00	\$1,849.98
7160 Legal Fees	\$5,000.00	\$10,000.00	-50.00	\$440.00	\$4,559.98
7240 Strongroom Service	\$0.00	\$400.00	-100.00	\$189.20	\$10.78
7250 Bank Charges	\$0.00	\$0.00	0.00	\$156.00	(\$156.00)
7270 Annual Condo Fees	\$532.00	\$532.00	0.00	\$221.65	\$44.33
7280 Corporate Annual Report	\$61.25	\$61.25	0.00	\$0.00	\$30.60
7400 Printing, Postage & Mail	\$2,500.00	\$1,200.00	108.33	\$1,948.82	(\$1,348.82)
7430 License, Taxes, Permit	\$400.00	\$100.00	300.00	\$122.50	(\$72.52)
7440 Elevators-Fees/Permits	\$2,000.00	\$500.00	300.00	\$1,110.00	(\$859.98)
7700 Community Website	\$1,995.00	\$1,995.00	0.00	\$1,017.50	(\$20.00)
ADMINISTRATIVE EXPENSES Total	\$29,754.25	\$30,080.25	-1.08	\$11,001.67	\$4,038.35
8020 Insurance - Liability	\$17,914.05	\$11,870.86	50.91	\$6,389.30	(\$453.86)
8030 Insurance - Umbrella	\$2,648.00	\$2,960.00	-10.54	\$1,533.78	(\$53.76)
8040 Insurance - Directors & Officers	\$2,993.00	\$3,677.10	-18.60	\$1,454.94	\$383.64
8050 Insurance - Property	\$123,243.69	\$49,843.20	147.32	\$24,505.97	\$415.63
8070 Insurance - Worker's Compensation	\$599.00	\$830.00	-27.83	\$305.47	\$109.55
8080 Insurance - Crime	\$1,203.00	\$987.00	21.88	\$662.02	(\$168.52)
8090 Insurance - Finance	\$1,542.31	\$1,665.49	-7.40	\$1,064.69	(\$231.95)
8091 Insurance - EQPT	\$1,020.00	\$0.00	100.00	\$0.00	\$0.00
INSURANCE EXPENSES Total	\$151,163.05	\$71,833.65	129.21	\$35,916.17	\$0.73
8540 Property Manager LCAM	\$22,687.50	\$22,672.00	0.07	\$11,336.00	(\$0.02)
8550 Maintenance Supervisor	\$18,150.00	\$13,603.20	33.42	\$6,827.76	(\$26.16)
8560 Maintenance Employee	\$20,763.60	\$17,607.20	17.93	\$9,376.68	(\$573.06)
8570 Janitorial Employee	\$24,869.13	\$18,876.00	31.75	\$8,935.04	\$502.96
8580 Front Desk	\$102,685.44	\$70,449.60	45.76	\$35,360.24	(\$135.44)
PAYROLL EXPENSES Total	\$189,155.67	\$143,208.00	32.08	\$71,835.72	(\$231.72)
8910 Electricity	\$40,000.00	\$29,000.00	37.93	\$17,843.67	(\$3,343.65)
8940 Trash Removal	\$18,000.00	\$16,000.00	12.50	\$8,886.81	(\$886.83)
8950 Cable/Telephone/Internet	\$151,008.00	\$146,436.00	3.12	\$73,428.95	(\$210.95)
UTILITIES EXPENSES Total	\$209,008.00	\$191,436.00	9.18	\$100,159.43	(\$4,441.43)

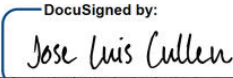
	2023 Budget	2022 Budget	% Change	July 2022 Actual	Variance From Budget
9100 Paint & Painting Supplies	\$2,000.00	\$1,000.00	100.00	\$520.32	(\$20.34)
9110 Building Gen. Maint & Repair	\$14,000.00	\$5,000.00	200.00	\$11,438.45	(\$8,938.43)
9130 Electrical Repair	\$1,000.00	\$1,000.00	0.00	\$0.00	\$499.98
9140 Plumbing & Drain Repair	\$5,000.00	\$1,000.00	400.00	\$650.00	(\$150.02)
9170 Elevator Repair	\$4,000.00	\$2,500.00	60.00	\$11,029.24	(\$9,779.26)
9175 Air Conditioning	\$1,000.00	\$1,000.00	0.00	\$0.00	\$499.98
9180 Locks & keys	\$2,000.00	\$2,000.00	0.00	\$995.10	\$4.92
9202 Janitorial Supplies	\$3,000.00	\$3,000.00	0.00	\$1,458.99	\$41.01
9205 One-time extra Supplies	\$0.00	\$0.00	0.00	\$3,352.14	(\$3,352.14)
9300 Cleaning roof lines	\$10,000.00	\$0.00	100.00	\$0.00	\$0.00
9400 Cleaning trash	\$1,100.00	\$0.00	100.00	\$0.00	\$0.00
9500 Project System Access	\$3,887.00	\$0.00	100.00	\$0.00	\$0.00
MAINTENANCE - REPAIRS Total	\$46,987.00	\$16,500.00	100.00	\$29,444.24	(\$21,194.30)
9640 Elevator Contract	\$9,122.88	\$8,857.20	3.00	\$4,561.44	(\$132.84)
9651 Odor Control	\$2,386.10	\$0.00	100.00	\$1,193.05	(\$1,193.05)
9671 Floor Cameras	\$16,000.00	\$0.00	100.00	\$5,677.00	(\$5,677.00)
9680 Security Services	\$0.00	\$46,737.60	-100.00	\$23,135.54	\$233.26
9681 Access System Maintenance	\$0.00	\$5,136.00	-100.00	\$1,712.00	\$856.00
9685 Butterfly system Access	\$4,591.00	\$0.00	100.00	\$0.00	\$0.00
9682 HVAC System (Petra)	\$3,960.00	\$3,960.00	0.00	\$1,980.00	\$0.00
9700 Windows cleaning	\$15,000.00	\$0.00	100.00	\$0.00	\$0.00
CONTRACTS Total	\$51,059.98	\$64,690.80	-21.07	\$38,259.03	(\$5,913.63)
9930 Reserves - Carpet Replacement	\$17,333.36	\$17,333.33	0.00	\$8,666.64	\$0.00
9940 Reserves - Elevator	\$30,000.00	\$30,000.00	0.00	\$15,000.00	\$0.00
9960 Reserves - HVAC	\$13,000.03	\$13,000.00	0.00	\$6,499.98	\$0.00
9975 Reserves - Trash Area	\$2,299.99	\$2,300.00	0.00	\$1,150.02	\$0.00
RESERVES Total	\$62,633.38	\$62,633.33	0.00	\$31,316.64	\$0.00
Total	\$739,761.33	\$580,382.03	27.37	\$317,932.90	(\$27,742.00)
Net Income	\$0.00	\$0.00	0.00	(\$25,386.00)	(\$25,386.12)



Unit Type	Number of Units per type	Ownership % per Unit	Total ownership % per unit type	Monthly Maintenance per unit 2022	Monthly Maintenance per unit 2023	Monthly Maintenance for Cable	Total Monthly Reserves per Unit 2023	Total Monthly Maintenance with Reserves per Unit 2023	Variance
A	12	0.6268	7.52	\$318.21	\$273.50	\$94.62	\$32.72	\$400.84	\$82.63
A-1	2	0.6268	1.25	\$318.21	\$273.50	\$94.62	\$32.72	\$400.84	\$82.63
B	6	0.6524	3.91	\$327.46	\$284.67	\$94.62	\$34.05	\$413.34	\$85.89
B-1	1	0.6524	0.65	\$327.46	\$284.67	\$94.62	\$34.05	\$413.34	\$85.89
C	6	0.9329	5.60	\$428.80	\$407.07	\$94.62	\$48.69	\$550.38	\$121.58
C-1	1	0.9329	0.93	\$428.80	\$407.07	\$94.62	\$48.69	\$550.38	\$121.58
D	24	0.974	23.38	\$443.65	\$425.00	\$94.62	\$50.84	\$570.46	\$126.81
D-1	4	0.974	3.90	\$443.65	\$425.00	\$94.62	\$50.84	\$570.46	\$126.81
D-2	12	0.9585	11.50	\$438.05	\$418.24	\$94.62	\$50.03	\$562.89	\$124.84
D-3	2	0.9585	1.92	\$438.05	\$418.24	\$94.62	\$50.03	\$562.89	\$124.84
E	6	0.6953	4.17	\$342.96	\$303.39	\$94.62	\$36.29	\$434.30	\$91.35
E-1	1	0.6953	0.70	\$342.96	\$303.39	\$94.62	\$36.29	\$434.30	\$91.35
F	24	0.6104	14.65	\$312.28	\$266.35	\$94.62	\$31.86	\$392.82	\$80.54
F-1	4	0.6104	2.44	\$312.28	\$266.35	\$94.62	\$31.86	\$392.82	\$80.54
G	14	0.6633	9.29	\$331.39	\$289.43	\$94.62	\$34.62	\$418.67	\$87.27
H	14	0.5857	8.20	\$303.36	\$255.57	\$94.62	\$30.57	\$380.76	\$77.40
	133		100.01	\$552,327.12	\$523,619.90	\$151,008.00	\$62,633.38		

Items	Replacement Cost	Estimated Remaining Useful Life	Estimated Remaining Useful Life in Years	Estimated Reserve Balance 12/22	Reserves to be Funded 2023
Elevator	\$600,000.00	25	18	\$60,000.00	\$30,000.00
HVAC	\$65,000.00	10	3	\$25,999.92	\$13,000.03
Trash Chutes	\$23,000.00	15	8	\$4,600.08	\$2,299.99
Carpet Replacement	\$104,000.00	6	4	\$34,666.56	\$17,333.36
Total Reserves	\$859,000.00			\$125,266.56	\$62,633.38

The foregoing was adopted as the By Laws of Midtown Doral Condominium 4 Association a corporation not-for-profit, organized and existing, under the laws of the state of Florida on the 09th day of November 20²²

DocuSigned by:
By: 
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Name: Jose Luis Cullen
Title: President