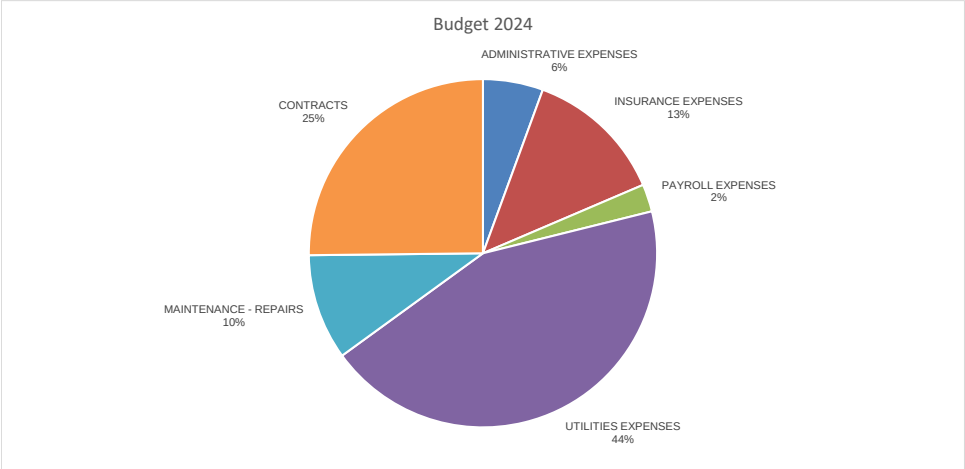


MIDTOWN DORAL MASTER ASSOCIATION, INC.
Budget for the January 1st, 2024 through December 31st, 2024 period
Budget Comparison Report 2023 to 2024

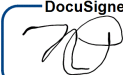
	2024 Budget	2023 Budget	% Change	*Residential 85% Budget 2024	*Commercial 15% Budget 2024
Income					
6310 Assessment Maintenance Fee	\$1,721,314.84	\$1,749,353.90	-1.60%	\$1,515,773.44	\$205,541.40
6330 Late Fee Income	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
6350 Admin. Fees Income	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
6360 Apply Interest Income	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
6390 NSF Charges Income	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
6395 Work Order Income	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
6600 CDD Reimbursement Income	\$100,000.00	\$100,000.00	0.00%	\$85,000.00	\$15,000.00
6700 Parking Rental Income	\$20,000.00	\$18,000.00	11.11%	\$17,000.00	\$3,000.00
6710 Visitor Parking Income	\$5,000.00	\$20,000.00	-75.00%	\$4,250.00	\$750.00
6720 Parking Decals	\$5,000.00	\$18,865.00	-73.50%	\$4,250.00	\$750.00
6811 Electrical Reimbursement MD-1	\$44,429.98	\$41,729.27	6.47%	\$44,429.98	\$0.00
6812 Electrical Reimbursement MD-2	\$72,341.64	\$61,861.43	16.94%	\$72,341.64	\$0.00
6813 Electrical Reimbursement MD-3	\$67,668.02	\$55,586.34	21.73%	\$67,668.02	\$0.00
6814 Electrical Reimbursement MD-4	\$45,967.97	\$34,774.14	32.19%	\$45,967.97	\$0.00
6820 Water Reimbursement Residential	\$55,586.34	\$45,000.00	23.53%	\$55,586.34	\$0.00
6830 Storage Rent	\$5,000.00	\$5,000.00	0.00%	\$4,250.00	\$750.00
6910 Interest Income	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
INCOME Total	\$2,142,308.79	\$2,150,170.08	-0.37%	\$1,916,517.39	\$225,791.40
Expense					
Account					
7010 Management Fee	\$64,440.00	\$64,440.00	0.00%	\$54,774.00	\$9,666.00
7020 Audit & Tax Service	\$5,000.00	\$5,000.00	0.00%	\$4,250.00	\$750.00
7075 Annual Registration - MDC	\$874.00	\$0.00	100.00%	\$742.90	\$131.10
7160 Legal Fees	\$25,000.00	\$185,801.00	-86.54%	\$21,250.00	\$3,750.00
7170 Other - Prof Services	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
7250 Bank Charges	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
7270 Annual Condo Fees	\$61.75	\$61.75	0.00%	\$52.49	\$9.26
7280 Corporate Annual Report	\$2,705.00	\$2,705.00	0.00%	\$2,299.25	\$405.75
7290 Lockbox Expenses	\$4,000.00	\$4,000.00	0.00%	\$3,400.00	\$600.00
7400 Printing & Postage	\$2,000.00	\$500.00	300.00%	\$1,700.00	\$300.00
7410 Mailers	\$0.00	\$7,500.00	-100.00%	\$0.00	\$0.00
7430 License & Permit	\$1,000.00	\$1,000.00	0.00%	\$850.00	\$150.00
7440 Elevators-Fees/Permits	\$2,000.00	\$5,400.00	-62.96%	\$1,700.00	\$300.00
7450 Elevator Inspections	\$4,000.00	\$0.00	100.00%	\$3,400.00	\$600.00
7500 Office Supplies	\$500.00	\$0.00	100.00%	\$425.00	\$75.00
7510 Office Rent	\$6,600.00	\$3,000.00	120.00%	\$5,610.00	\$990.00
7540 Submeter Billing	\$360.00	\$360.00	0.00%	\$306.00	\$54.00
7555 Software Jotform	\$176.57	\$0.00	100.00%	\$150.08	\$26.49
7780 Windshield tags	\$1,000.00	\$6,444.00	-84.48%	\$1,000.00	\$0.00
7990 Bad Debt	\$0.00	\$31,200.00	-100.00%	\$0.00	\$0.00
ADMINISTRATIVE EXPENSES Total	\$119,717.32	\$317,411.75	-62.28%	\$101,909.72	\$17,807.60
8010 Insurance Package	\$12,184.71	\$14,718.00	-17.21%	\$10,357.00	\$1,827.71
8020 Insurance - Liability	\$42,254.00	\$47,042.40	-10.18%	\$35,915.90	\$6,338.10
8030 Insurance - Umbrella	\$2,806.00	\$2,527.20	11.03%	\$2,385.10	\$420.90
8070 Insurance - Worker Comp	\$1,915.20	\$1,915.20	0.00%	\$1,627.92	\$287.28
8075 Insurance - Property	\$74,840.45	\$36,871.14	102.98%	\$63,614.38	\$11,226.07
8080 Insurance - Windstorm	\$79,695.00	\$76,387.51	4.33%	\$67,740.75	\$11,954.25
8085 Insurance - Boiler & Machine & EB	\$2,049.00	\$1,951.20	5.01%	\$1,741.65	\$307.35
8090 Insurance - Finance & Doc	\$6,873.96	\$3,947.48	74.14%	\$5,842.87	\$1,031.09
9081 Insurance Renewal 25%	\$55,654.58	\$0.00	100.00%	\$47,306.39	\$8,348.19
INSURANCE EXPENSES Total	\$278,272.90	\$185,360.13	50.13%	\$236,531.97	\$41,740.94
8510 Paychex Fees	\$0.00	\$2,300.00	-100.00%	\$0.00	\$0.00
8520 Salaries General	\$54,600.00	\$50,000.00	9.20%	\$46,410.00	\$8,190.00
8530 Payroll Taxes	\$0.00	\$5,200.00	-100.00%	\$0.00	\$0.00
8540 Office assistant	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
PAYROLL EXPENSES Total	\$54,600.00	\$57,500.00	-5.04%	\$46,410.00	\$8,190.00
8910 Electricity Plazas	\$800.00	\$800.00	0.00%	\$520.00	\$280.00
8911 Electricity MD-1	\$44,429.98	\$41,729.27	6.47%	\$44,429.98	\$0.00
8912 Electricity MD-2	\$72,341.64	\$61,861.43	16.94%	\$72,341.64	\$0.00
8913 Electricity MD-3	\$67,668.02	\$55,586.34	21.73%	\$67,668.02	\$0.00
8914 Electricity MD-4	\$45,967.97	\$34,774.14	32.19%	\$45,967.97	\$0.00
8915 Electricity Parking A& B	\$64,442.88	\$59,639.22	8.05%	\$41,887.87	\$22,555.01
8916 Electricity Lift Station	\$2,067.48	\$1,828.14	13.09%	\$1,343.86	\$723.62
8917 Electricity MD-1 Discount for Common area	\$6,497.16	\$6,497.16	0.00%	\$4,223.15	\$2,274.01
8918 Electricity MD-2 Discount for Common area	\$10,122.72	\$10,122.72	0.00%	\$6,579.77	\$3,542.95
8919 Electricity MD-3 Discount for Common area	\$10,008.84	\$10,008.84	0.00%	\$6,505.75	\$3,503.09
8920 Electricity MD-4 Discount for Common area	\$6,871.92	\$6,871.92	0.00%	\$4,466.75	\$2,405.17
8929 Water & Sewer House Bldg 1 & 2 PGA	\$271,727.69	\$275,000.00	-1.19%	\$271,727.69	\$0.00
8930 Water & Sewer House Bldg 3 & 4 PGA	\$276,557.09	\$275,000.00	0.57%	\$276,557.09	\$0.00
8931 Water - Irrigation	\$3,544.53	\$8,787.15	-59.66%	\$2,303.94	\$1,240.58
8932 Water - Fireline	\$2,639.18	\$649.07	306.61%	\$1,715.47	\$923.71
8940 Trash Removal	\$51,616.75	\$45,000.00	14.70%	\$43,874.24	\$7,742.51
8980 Generator Fuel	\$2,000.00	\$5,000.00	-60.00%	\$1,700.00	\$300.00
8990 Telephone	\$551.52	\$540.00	2.13%	\$468.79	\$82.73
UTILITIES EXPENSES Total	\$939,855.37	\$899,695.40	4.46%	\$894,281.98	\$45,573.39

	2024 Budget	2023 Budget	% Change	*Residential 85% Budget 2023 Update	*Commercial 15% Budget 2023 Update
9010 Tree Trimming Maintenance	\$5,000.00	\$5,000.00	0.00%	\$4,250.00	\$750.00
9020 Landscape Replacement	\$5,000.00	\$5,000.00	0.00%	\$4,250.00	\$750.00
9025 Fertilization	\$4,000.00	\$2,000.00	100.00%	\$3,400.00	\$600.00
9040 Fire Alarm Maitenac	\$5,000.00	\$10,000.00	-50.00%	\$4,250.00	\$750.00
9060 irrigation Repairs	\$2,500.00	\$500.00	400.00%	\$2,125.00	\$375.00
9110 Building Gen. Maint & Repair	\$500.00	\$12,000.00	-95.83%	\$425.00	\$75.00
9130 Electrical Repair	\$10,000.00	\$10,000.00	0.00%	\$8,500.00	\$1,500.00
9135 Generator Repair	\$8,000.00	\$10,000.00	-20.00%	\$6,800.00	\$1,200.00
9140 Plumbing & Drain Repair	\$5,000.00	\$5,000.00	0.00%	\$4,250.00	\$750.00
9150 Bulk Trash Removal	\$2,000.00	\$2,000.00	0.00%	\$1,700.00	\$300.00
9165 Fountain Repairs	\$2,000.00	\$1,500.00	33.33%	\$1,700.00	\$300.00
9170 Elevator Repair	\$5,000.00	\$15,000.00	-66.67%	\$4,250.00	\$750.00
9175 Air Conditioning	\$8,000.00	\$7,500.00	6.67%	\$6,800.00	\$1,200.00
9178 Gate Expenses	\$8,000.00	\$5,000.00	60.00%	\$6,800.00	\$1,200.00
9180 Locks & keys	\$1,000.00	\$2,000.00	-50.00%	\$850.00	\$150.00
9185 Golf Cart R&M	\$500.00	\$250.00	100.00%	\$425.00	\$75.00
9190 Pressure Cleaning	\$2,000.00	\$2,000.00	0.00%	\$1,700.00	\$300.00
9200 Maintenance Supplies	\$10,000.00	\$15,000.00	-33.33%	\$8,500.00	\$1,500.00
9205 Janitorial Supplies	\$5,000.00	\$5,000.00	0.00%	\$4,250.00	\$750.00
9320 Signage	\$20,000.00	\$30,000.00	-33.33%	\$17,000.00	\$3,000.00
9340 Life Safety Radio R&M	\$2,000.00	\$1,500.00	33.33%	\$1,700.00	\$300.00
9350 Painting	\$10,000.00	\$0.00	100.00%	\$8,500.00	\$1,500.00
9370 Community Improvement Camera	\$1,000.00	\$60,000.00	-98.33%	\$850.00	\$150.00
9393 Elevator Resurfacing	\$0.00	\$5,000.00	-100.00%	\$0.00	\$0.00
9394 Garage Upgrades	\$10,000.00	\$50,000.00	-80.00%	\$8,500.00	\$1,500.00
9395 Holiday Decorations	\$1,000.00	\$750.00	33.33%	\$850.00	\$150.00
9398 Garage Repairs	\$78,000.00	\$0.00	100.00%	\$66,300.00	\$11,700.00
MAINTENANCE - REPAIRS Total	\$210,500.00	\$262,000.00	-19.66%	\$178,925.00	\$31,575.00
9610 Lawn Maint. & Landscaping	\$20,000.00	\$16,250.00	23.08%	\$17,000.00	\$3,000.00
9615 Lawn Maint. & Landscaping CDD	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
9620 Pool Maint Services	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
9625 Fountain Maintenance	\$12,000.00	\$12,000.00	0.00%	\$10,200.00	\$1,800.00
9630 Fire Alarm Monitoring	\$5,000.00	\$5,000.00	0.00%	\$4,250.00	\$750.00
9640 Elevator Contract	\$30,000.00	\$30,000.00	0.00%	\$25,500.00	\$4,500.00
9650 Pest Control	\$7,000.00	\$7,000.00	0.00%	\$5,950.00	\$1,050.00
9651 Termite Control	\$4,000.00	\$4,000.00	0.00%	\$3,400.00	\$600.00
9670 Janitorial Groundkeepers	\$160,243.20	\$147,232.80	8.84%	\$136,206.72	\$24,036.48
9680 Security Services	\$150,000.00	\$150,000.00	0.00%	\$127,500.00	\$22,500.00
9681 Access System Maintenance	\$6,420.00	\$6,420.00	0.00%	\$5,457.00	\$963.00
9682 Generator Maintenance	\$3,500.00	\$3,500.00	0.00%	\$2,975.00	\$525.00
9684 Irrigation Maintenance	\$6,300.00	\$6,300.00	0.00%	\$5,355.00	\$945.00
9686 Loan Parking System	\$120,000.00	\$40,000.00	200.00%	\$102,000.00	\$18,000.00
9687 Parking Expenses	\$5,000.00	\$500.00	900.00%	\$4,250.00	\$750.00
9688 Reserve Study	\$9,900.00	\$0.00	100.00%	\$8,415.00	\$1,485.00
CONTRACTS Total	\$539,363.20	\$428,202.80	25.96%	\$458,458.72	\$80,904.48
Total	\$2,142,308.79	\$2,150,170.08	-0.37%	\$1,916,517.39	\$225,791.40
Net Income	\$0.00	\$0.00	100.00%	\$0.00	\$0.00

Units	Total Units	Maintenance Fee per Month 2023	Maintenance Fee per Month 2024
Residencial	537	\$239.24	\$235.22
Commercial	4	\$4,326.96	\$4,282.11



The foregoing was adopted as the By-Law of Midtown Doral Master Association Inc. a corporation not-for-profit, organized and existing, under the laws of the State of Florida on the 10th day of December 20²³

By:  DocuSigned by:
583547A824264A5...

Name: Nancy Pastor

Title: President