

MARLEN GARDENS Budget 2025
Dec/19/24

Forecast Déc 31 2024

Budget 2025

4020 Monthly Fees Income Type 1-1		1,058,887.00 \$
4021 Monthly Fees Income Type 1-1 H		895,982.00 \$
4030 Monthly Fees Income Type 1-D & 2-1		618,852.00 \$
4031 Monthly Fees Income Type 1-D & 2-1 H		509,182.00 \$
4040 Monthly Fees Income Type 2-2		310,063.00 \$
4041 Monthly Fees Income Type 2-2 H		262,361.00 \$
Capital Provision	50,000.00 \$	400,000.00 \$

GROUND RENT & MAINTENANCE

3,430,802.67 \$

4,055,327.00 \$

4060 Special Assessment	84,264.00 \$	1,200,000.00 \$
4080 Special Assessment-Balance 1-1		
4081 Special Assessment-Balance 1-1 H		
4082 Special Assessment-Balance 2-1		
4083 Special Assessment-Balance 2-1 H		
4084 Special Assessment-Balance 2-2		
4085 Special Assessment-Balance 2-2 H		

TOTAL - SPECIAL ASSESSMENT

84,264.00 \$

1,200,000.00 \$

4105 Bounced Check	200.00 \$	- \$
4110 Processing Fees	10,000.00 \$	10,000.00 \$
4125 Estoppel letters from totle comp,	2,000.00 \$	2,000.00 \$
4140 Closing Fees	3,000.00 \$	3,000.00 \$
4160 Trust Agreement Fees	2,000.00 \$	2,000.00 \$
4170 Rental Fees	3,000.00 \$	4,500.00 \$
4175 Refund to shareholders	- \$	- \$
4180 Insurance Settlements	1,000.00 \$	1,000.00 \$
4185 Real Estate Taxes - no discount	394,419.00 \$	441,256.00 \$
4190 Late Fees	3,900.00 \$	5,200.00 \$
4195 Penalties	2,500.00 \$	500.00 \$
4196 Settlement Interest	7,869.00 \$	- \$
4198 Charges to Unit Owners-Leak	- \$	500.00 \$
4200 Charges to owners	7,000.00 \$	5,000.00 \$
4230 Laundry Concession	- \$	- \$
4215 Laundry Card Machine	35,000.00 \$	40,000.00 \$
4217 Mail Box Lock Revenue	100.00 \$	100.00 \$
4218 Gate Card Revenue	500.00 \$	100.00 \$
4219 Gate Key Revenue	200.00 \$	100.00 \$
4460 Lost certificates	400.00 \$	400.00 \$
4500 Interest Revenue	2,652.00 \$	2,500.00 \$
4501 Gain/(Loss) on Investment	- \$	- \$
4501 Unrealized Gain/(Loss)	- \$	- \$
4505 Other Income	- \$	- \$
4510 Social activities	200.00 \$	1,300.00 \$
4515 Web Site	350.00 \$	1,000.00 \$

TOTAL OTHER REVENUES

476,290.00 \$

520,456.00 \$

Total Revenues

3,991,356.67 \$

5,775,783.00 \$

EXPENSES

5002 Ground Rent	893,249.00 \$	920,046.00 \$	
5004 Unit-Owner Real Estate Taxes	400,430.00 \$	441,256.00 \$	
5005 Insurance	1,463,098.00 \$	1,609,407.00 \$	
5010 Electricity	35,000.00 \$	38,625.00 \$	
5015 Water supply	90,000.00 \$	96,820.00 \$	
5020 Storm Sewer	32,000.00 \$	31,500.00 \$	
5025 Sewerage	70,000.00 \$	74,160.00 \$	
5030 Garbage Disposal	52,000.00 \$	53,560.00 \$	
5035 Recycling Expense	9,000.00 \$	9,270.00 \$	
5040 Pest Control	14,750.00 \$	15,192.50 \$	
5050 Termite Treatment	11,000.00 \$	11,330.00 \$	
5055 Elevator Maintenance	24,000.00 \$	25,000.00 \$	
5060 Elevator Repair	23,500.00 \$	25,000.00 \$	
5065 Elevator Inspection	2,400.00 \$	2,400.00 \$	
5070 Lawn Maintenance	55,000.00 \$	55,000.00 \$	
5075 Lawn Spraying	1,310.00 \$	1,310.00 \$	
5078 Perimeter Spray	- \$	- \$	
5080 Spraying Other	- \$	- \$	
5085 Tree Trimming	- \$	- \$	
5090 Sod Shrubs	- \$	500.00 \$	
5095 'Fertilizer	- \$	- \$	
5100 Maintenance Supplies	32,667.00 \$	25,000.00 \$	
5105 Maintenance Repairs	5,000.00 \$	25,000.00 \$	
5110 Maintenance Roofs	- \$	- \$	
5115 Laundry machines repair	8,000.00 \$	8,000.00 \$	
5116 Cost of Laundry Cards	30.00 \$	15.00 \$	
5117 Mail Box Lock Cost	15.00 \$	15.00 \$	
5118 Gate Cards	150.00 \$	150.00 \$	
5119 Gate Key Cost	200.00 \$	100.00 \$	
	- \$		
TOTAL CHARGES BLDG-GROUND	3,222,799.00 \$	3,468,656.50 \$	

RECREATION & ADMIN BLDG

5205 Property Taxes	32,827.00 \$	34,140.00 \$	
5210 Electricity - Recreation and administration	29,116.67 \$	30,041.00 \$	
5212 Air Conditioning Maintenance	500.00 \$	1,000.00 \$	
5215 Fuel Pool	- \$	300.00 \$	
5220 Pool Maintenance	18,000.00 \$	17,000.00 \$	
5230 Recreation - Telephone	- \$	- \$	
5240 Entertainers	2,500.00 \$	2,500.00 \$	
5260 Bands	- \$	- \$	
5265 Movies	- \$	- \$	
5270 Bingo	- \$	400.00 \$	
5275 Fitness Equipment	- \$	4,000.00 \$	
5280 Car Allowance	5,200.00 \$	5,200.00 \$	

TOTAL RECREATION & ADM BLDG

88,143.67 \$	94,581.00 \$	
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PAYROLL EXPENSES

5410 Wages & Salaries	244,925.00 \$	249,823.00 \$	
5420 Social Security Tax Expense	- \$	- \$	
5421 Social Security Expense	15,185.00 \$	15,640.55 \$	
5630 Medicare & Tax Expense	- \$	- \$	

5631 Medicare & Tax Expenses	3,550.00 \$	3,656.50 \$
5440 FUTA Expense	280.00 \$	288.40 \$
5450 SUTA Expense	- \$	- \$
5470 Employee Benefits	- \$	- \$
5475 Group Hospital Insurance	29,500.00 \$	30,385.00 \$
5480 W/C Insurance	5,500.00 \$	5,665.00 \$
5485 Performance Evaluation Program	- \$	- \$

TOTAL PAYROLL EXPENSES

298,940.00 \$

305,458.45 \$

GENERAL & ADMIN. EXPENSES

5605 Accounting Fees	8,600.00 \$	8,850.00 \$
5610 Legal Fees	40,000.00 \$	40,000.00 \$
5612 Temporary Office Assistance	- \$	- \$
5615 Corporations Annual Report to state	1,975.00 \$	2,000.00 \$
5620 Professional Fees/Real Estate Tax	13,800.00 \$	5,000.00 \$
5625 Bad Debts	- \$	- \$
5630 Christmas Bonuses	2,400.00 \$	2,400.00 \$
5640 Courier & Postage	- \$	- \$
5645 Credit Card Charges	- \$	- \$
5650 Gate Operations	4,000.00 \$	4,200.00 \$
5655 Permits - Inspections	12,700.00 \$	13,000.00 \$
5660 Laundry Depreciation Expense	4,500.00 \$	4,500.00 \$
5662 Depreciation Office Furniture	- \$	- \$
5663 Depreciation Computer Hardware	- \$	- \$
5665 Fire Extinguisher	- \$	1,000.00 \$
5670 Fire Alarm	13,000.00 \$	13,000.00 \$
5675 Security Alarm	2,000.00 \$	2,000.00 \$
5677 Security Gard	- \$	- \$
5680 Fire Sprinkler	- \$	- \$
5685 Area Security	- \$	- \$
5690 Bank Charges	7,000.00 \$	7,000.00 \$
5695 Advertising & Promotions	- \$	- \$
5697 Web site	1,200.00 \$	1,200.00 \$
5698 Equipment Under \$1000	- \$	- \$
5700 Office Supplies	6,000.00 \$	7,000.00 \$
5705 Officers Expenses Allow.	7,000.00 \$	7,000.00 \$
5740 Miscellaneous	- \$	- \$
5775 Answering Service	10,000.00 \$	10,000.00 \$
5780 Telephone	15,000.00 \$	15,450.00 \$
5785 Beeper	1,000.00 \$	1,000.00 \$
5790 Uniform-Laundry	14,750.00 \$	15,190.00 \$
5795 Interest Finance Contract	- \$	- \$
5826 Computer expenses	500.00 \$	1,000.00 \$
5828 Copy Machine	1,500.00 \$	1,500.00 \$
5830 Management Expense Reimbursement	- \$	- \$
5834 Donations	- \$	- \$
5835 Volunteer Expense	200.00 \$	200.00 \$
5840 Building grants	3,600.00 \$	3,600.00 \$
5842 Penalties to MG	- \$	- \$
5844 AC violation	- \$	- \$
5845 Federal Income Tax	42.00 \$	- \$
5850 Florida Income Tax	- \$	- \$
5855 Admin. Bldg & Auditorium renovation	1,607.00 \$	- \$
5860 Recertification	65,000.00 \$	50,000.00 \$
5915 ASPHAT REPAVEMENT	- \$	- \$
5950 GUTTER	- \$	- \$

5975 CAMERA (sewer replacemwnt)	3,350.00 \$	- \$
5990 CARD ROOM RENOVATION	750.00 \$	1,000.00 \$
5925 Roof Refections	90,000.00 \$	90,000.00 \$
5930 Sundeck repairs	- \$	- \$
GENERAL & ADMIN. EXPENSES	331,474.00 \$	307,090.00 \$
 TOTAL MAINTENANCE	 3,941,356.67 \$	 4,175,785.95 \$
 CAPITAL PROVISION	 50,000.00 \$	 400,000.00 \$
 TOTAL EXPENSES	 3,991,356.67 \$	 4,575,785.95 \$
 TOTAL INCOME	 3,991,356.67 \$	 5,775,783.00 \$
 Spécial Assesement	 - \$	 1,200,000.00 \$
 SURPLUS / DEFICIT	 - \$	 (2.95) \$