PELICAN COVE CONDOMINIUM ASSOCIATION, INC.

JANUARY 1 TO DECEMBER 31, 2021

APPROVED BUDGET WITH FULL FUNDING OF RESERVES

REVENUE:			GATE HOUSE	:	
1100	Maintenance/Service Fees	5,312,592	4600	Salaries	38,783
1120	Interest Revenue	7,000	4610	Gate -Temp Salaries	114,705
1130	Other Revenue	915	4615	Benefits	7,440
1135	Covenant to Run	1,200	4620	Payroll Taxes: WC, FICA,	5,276
1140	Recreational Facilities - Bedrooms	10,000	4650	Gate House Other Expenses	2,500
1140	Recreational Facilities - Clubhouses	1,120			
1150	Pet Registration	0	TOTAL GATE	HOUSE	\$168,704
1160	Real Estate Application Fees	42,000			
1170	Harbor Slip Fee Revenue	49,632	SERVICE & U	TILITIES	
1175	Kayak Rack Fee Revenue	37,382	5200	Cable Television	296,600
1180	PC News & Web Advertising	12,000	5300	Electric Service	66,000
1190	Merchandising	100	5400	Water Service	141,000
1220	Administrative Late Fees	0	5500	Sewer Service	238,000
1300	Allocation from the General Fund per	50,000	7150	Reclaimed Water - Grounds	8,000
			5600	Natural Gas Service	21,000
TOTAL REV	ENUE	\$5,523,941	5700	Garbage Service	12,000
			5800	Termite Service	29,900
			TOTAL SERV	ICE & UTILITIES	\$812,500
EXPENSES:			MAINTENANO	CE CONTRACTOR OF THE CONTRACTO	
ADMINISTRA	ATION:		6000	Maintenance - Salaries	637,060
4000	Salaries	351,650	6010	Maint - Temp Salaries	800
4015	Benefits	88,114	6015	Benefits	164,095
4020	Payroll Taxes: WC, FICA, FUTA, & SUTA	46,404	6020	Payroll Taxes: WC, FICA, FUTA, & SUTA	80,757
4040	Employee Recognition Program	8,250	6050	Permitting	15,000
4050	Applicant Processing Fees	2,500	6100	Plumbing - Water Line	3,500
4060	Uniforms	5,000	6110	Plumbing - Sewer Line	8,500
4100	Education / Licenses	5,000	6150	Tools & Equipment	6,000
4110	Accounting / Audit Fees	12,500	6160	Building Supplies	105,000
4120	Legal Fees	13,000	6170	Housekeeping Supplies	6,500
4130	Printing	12,000	6180	Pool Supplies	21,000
4140	P.C. News Printing/Postage	23,000	6190	HVAC: Maintenance & Repair	3,000
4160	Telephone	22,000	6200	Electrical Supplies	11,000
4170	Office Supplies	13,000	6250	Harbor Expense	1,200
4180	Fees Payable to Division	3,000	6260	Recreational Maintenance	16,000
4190	Pool Permits	1,500	6270	Building Drainage	3,000
4200	Tax - Federal Income	0	6275	Sewer Unit Repair	500
4210	Professional Services	18,700	6290	Roof Repairs	17,500
4220	Office Equipment	7,500	6300	Carport Roof Maintenance	24,000
4240	Postage	1,500	6310	Pest Control	5,000
4270	Admin - Other Expenses	6,450	6320	Maint - Other Expenses	4,200
4271	Admin - Other Unbudgeted Expenses	0	6330	Safety Equipment	1,500
4290 Bad Debt Expense		0	6350	Maint - Uninsured Losses	13,500
TOTAL ADMINISTRATION		\$641,068	TOTAL BUILD	DING MAINTENANCE	\$1,148,612

PELICAN COVE CONDOMINIUM ASSOCIATION, INC.

JANUARY 1 TO DECEMBER 31, 2021

APPROVED BUDGET WITH FULL FUNDING OF RESERVES

Total Operating Expenses 466,924 9100 Office Equipment 5,000	GROUNDS	JNDS			CAPITAL EQUIPMENT ADDITIONS			
Total Operating Expense 151,855 9110 Machinery & Equipment 5,000	7000	Salaries	466,924	9100	Office Equipment	5,000		
7020 Payroll Taxes: WC, FICA, FUTA, & SUTA 7110 59,541 Tree Trimming & Removal 20,000 CAPITAL EQUIPMENT ADDITIONS \$10,000 7110 Tree Planting 7,000 CAPITAL EQUIPMENT ADDITIONS \$10,000 7120 Tree Planting 7,000 CAPITAL EQUIPMENT ADDITIONS \$10,000 7130 Fertilizer/Insecticide/Fungicide 4,000 INSURANCE & CONTINGENCY 10,000 7140 Pond Maintenance Contract 1,700 INSURANCE & CONTINGENCY 0 7170 Cart & Equipment Repair 19,000 9236 Insurance Loss Funding 0 7200 Sod 3,500 540-005 IRF Expense 0 7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7230 Tools & Equipment 3,500 RESERVES \$1,494,040 7270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding 450,997 7315 Tree Injection Program 0 TOTAL RESERVES \$450,997 7330 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000)	7010	Temp Salaries	0	9105	Irrigation Equipment	0		
Tree Trimming & Removal 20,000 Tree Planting 7,000 CAPITAL EQUIPMENT ADDITIONS \$10,000 T120 Tree Planting 7,000 T140 Fertilizer/Insecticide/Fungicide 4,000 T140 Pond Maintenance Contract 1,700 INSURANCE & CONTINGENCY T160 Irrigation Expense 13,000 9236 Insurance Loss Funding 0 T170 Cart & Equipment Repair 19,000 9241 Insurance Renewal Funding 1,494,040 T200 Sod 3,500 540-005 IRF Expense 0 T210 Ornamental Planting 24,000 T074L INSURANCE & CONTINGENCY \$1,494,040 T220 Rock & Shell 5,000 T230 Gas & Oil 5,000 T230 Gas & Oil 5,000 T230 Gas & Oil 5,000 T250 Tools & Equipment 3,500 RESERVES T270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding 450,997 T290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 T074L RESERVES \$450,997 T310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 T315 Tree Injection Program 0 TOTAL RESERVES \$450,997 T320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) T330 Safety Equipment 1,500 T074L GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 T074L GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 T074L OPERATING EXPENSE	7015	Benefits	151,855	9110	Machinery & Equipment	5,000		
7120 Tree Planting 7,000 CAPITAL EQUIPMENT ADDITIONS \$10,000 7130 Fertilizer/Insecticide/Fungicide 4,000 INSURANCE & CONTINGENCY 7140 Pond Maintenance Contract 1,700 INSURANCE & CONTINGENCY 7160 Irrigation Expense 13,000 9236 Insurance Renewal Funding 0 7170 Cart & Equipment Repair 19,000 9241 Insurance Renewal Funding 1,494,040 7200 Sod 3,500 540-005 IRF Expense 0 7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 RESERVES TOTAL INSURANCE & CONTINGENCY \$1,494,040 7250 Tools & Equipment 3,500 RESERVES TOTA	7020	Payroll Taxes: WC, FICA, FUTA, & SUTA	59,541	9120	Board Directed Expenditures	0		
7130 Fertilizer/Insecticide/Fungicide 4,000 7140 Pond Maintenance Contract 1,700 INSURANCE & CONTINGENCY 7160 Irrigation Expense 13,000 9236 Insurance Loss Funding 0 7170 Cart & Equipment Repair 19,000 9241 Insurance Renewal Funding 1,494,040 7200 Sod 3,500 540-005 IRF Expense 0 7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Stepting Stones & Concrete 1,000 9570 Consolidated Reserve Funding Expense 0 <	7110	Tree Trimming & Removal	20,000					
7140 Pond Maintenance Contract 1,700 INSURANCE & CONTINGENCY 7160 Irrigation Expense 13,000 9236 Insurance Loss Funding 0 7170 Cart & Equipment Repair 19,000 9241 Insurance Renewal Funding 1,494,040 7200 Sod 3,500 540-005 IRF Expense 0 7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 RESERVES CONTINGENCY \$1,494,040 7270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES </td <td>7120</td> <td>Tree Planting</td> <td>7,000</td> <td>CAPITAL EQU</td> <td>\$10,000</td>	7120	Tree Planting	7,000	CAPITAL EQU	\$10,000			
7160 Irrigation Expense 13,000 9236 Insurance Loss Funding 0 7170 Cart & Equipment Repair 19,000 9241 Insurance Renewal Funding 1,494,040 7200 Sod 3,500 540-005 IRF Expense 0 7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 FRESERVES CONTINGENCY \$1,494,040 7230 Gas & Oil 5,000 FRESERVES Freserves CONSOLIDATED FUNDINGENCY \$1,494,040 7250 Tools & Equipment 3,500 RESERVES Freserves Consolidated Reserve Funding 450,997 7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 TOTAL EXPENSES \$5,523,941	7130	Fertilizer/Insecticide/Fungicide	4,000					
7170 Cart & Equipment Repair 19,000 9241 Insurance Renewal Funding 1,494,040 7200 Sod 3,500 540-005 IRF Expense 0 7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7250 Tools & Equipment 3,500 RESERVES TOTAL INSURANCE & CONTINGENCY \$450,997 7250 Tools & Equipment 3,500 RESERVES TOTAL RESERVES \$450,997 7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0	7140	Pond Maintenance Contract	1,700	INSURANCE 8				
7200 Sod 3,500 540-005 IRF Expense 0 7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 7230 Gas & Oil 5,000 7250 Tools & Equipment 3,500 RESERVES 7270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding 450,997 7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7160	Irrigation Expense	13,000	9236	Insurance Loss Funding	0		
7210 Ornamental Planting 24,000 TOTAL INSURANCE & CONTINGENCY \$1,494,040 7220 Rock & Shell 5,000 Factor of the part	7170	Cart & Equipment Repair	19,000	9241	Insurance Renewal Funding	1,494,040		
7220 Rock & Shell 5,000 7230 Gas & Oil 5,000 7250 Tools & Equipment 3,500 RESERVES 7270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding 450,997 7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7350 Grounds - Uninsured Losses 3,000 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES	7200	Sod	3,500	540-005	IRF Expense	0		
7230 Gas & Oil 5,000 7250 Tools & Equipment 3,500 7270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding 450,997 7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 TOTAL EXPENSES \$5,523,941 TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7210	Ornamental Planting		TOTAL INSUR	RANCE & CONTINGENCY	\$1,494,040		
7250 Tools & Equipment 3,500 RESERVES 7270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding 450,997 7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 TOTAL EXPENSES \$5,523,941 TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7220	Rock & Shell	5,000					
7270 Stepping Stones & Concrete 1,000 9570 Consolidated Reserve Funding 450,997 7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 7350 Grounds - Uninsured Losses 3,000 TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7230		5,000					
7290 Beautification (Annuals) 2,500 9572 Consolidated Reserve Funding Expense 0 7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7350 Grounds - Uninsured Losses 3,000 TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 TOTAL OPERATING EXPENSES \$3,578,904 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7250	Tools & Equipment	3,500	RESERVES				
7310 Grounds - Other Expenses 2,000 TOTAL RESERVES \$450,997 7315 Tree Injection Program 0 (\$10,000) 7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7270	Stepping Stones & Concrete	,	9570		450,997		
Total Operating expenses \$3,578,904 Time Injection Program 0	7290	Beautification (Annuals)	2,500	9572	Consolidated Reserve Funding Expense	0		
7320 Mangrove Trimming 14,000 REDUCE OPERATING EXPENSE VARIOUS (\$10,000) 7330 Safety Equipment 1,500 7350 Grounds - Uninsured Losses 3,000 TOTAL GROUNDS MAINTENANCE \$808,020 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7310	Grounds - Other Expenses	2,000	TOTAL RESE	RVES	\$450,997		
7330 Safety Equipment 1,500 7350 Grounds - Uninsured Losses 3,000 TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7315	Tree Injection Program	0					
TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941	7320	Mangrove Trimming	14,000	REDUCE OPE	RATING EXPENSE VARIOUS	(\$10,000)		
TOTAL GROUNDS MAINTENANCE \$808,020 TOTAL EXPENSES \$5,523,941 CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7330	Safety Equipment	1,500					
CURRENT YEAR NET INCOME / (LOSS) \$0 BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0 TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0	7350	Grounds - Uninsured Losses	3,000					
BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0	TOTAL GROUNDS MAINTENANCE		\$808,020	TOTAL EXPENSES		\$5,523,941		
BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0								
BOARD DESIGNATED GENERAL FUND EXPENDITURE 9297-04 Admin 0				CUDDENT VE	AD NET INCOME / /I OSS)	<u> </u>		
TOTAL OPERATING EXPENSES \$3,578,904 9297-04 Admin 0 Maint 0			CURRENT YEAR NET INCOME / (LOSS)					
TOTAL OPERATING EXPENSES \$3,578,904 9297-06 Maint 0		BOARD DESIGNATED GENERAL FUND EXPENDITURE						
				9297-04	Admin	0		
9297-07 Grounds 0	TOTAL OPERATING EXPENSES		\$3,578,904	9297-06	Maint	0		
				9297-07	Grounds	0		

PRELIMINARY Full Funding of 2021 Reserves - January 1, 2021 to December 31, 2021

Reserve Name	Estimated Life (in years)	Estimated Useful Life Remaining	Estimated Replacement Cost	Estimated Fund Balance 12/31/20	Total 2021 Reserve Funding
Roof	18-30	2-26	3,425,584		
Paint	1	1	40,000		
Road	10-40	1-15	1,137,559		
Harbor	5-30	1-19	1,100,193		
Common Facilities	2-35	1-30	2,398,776		
Consolidated Reserve Funding				2,099,147	450,997
			\$8,102,112	\$2,099,147	\$450,997
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