

CAMELOT BY THE LAKE CONDOMINIUM ASSOCIATION, INC.

Revised August 20, 2024

For Year September 2024 - August 2025

Acct. #	Category	Sept-Aug 2024		CURRENT expenses
		2023/2024 APPROVED	PROJECTED ACTUAL	
	Income:			8 Mo. Actual April
4020	Assessments	1,366,916		911,278
4060	Late Charges	2,800		3,637
4100	Interest operating	1,200		182
4120	Misc. Income	0		0
4040	Special Assess Carport	0		0
4131	RV and Boat Parking	7,200		2,177
4143	Buoy Income	0		5,988
4180	Clubhouse Usage	0		0
4200	Laundry	15,000		12,608
4210	Administrative fee	0		0
4280	Application fees	2,500		2,500
4340	Interest - Reserves	0		6,282
4350	Alloct. Interest to Reserves	0		(6,282)
4619	Florida Dept of Revenue	0		0
4969	Allowance for Doubtful			8
	Total:	<u>1,395,616</u>		<u>938,378</u>
	Expenses:			
	Building Maintenance:			
5020	Roof Repairs	0		0
5040	Exterior Repairs	15,000		0
5060	Plumbing Repairs	10,000		10,614
5080	Electrical Repairs	1,000		445
5100	Painting Minor	800		727
5111	Gutter Cleaning	3,350		0
5120	Labor assoc. employee	52,000		34,666
5130	Payroll Taxes	15,600		12,160
5140	Misc. Materials	2,000		953
5142	Misc Repairs	2,500		1,898
5180	Termite Bond	16,000		11,269
5190	Labor Assoc. employee	37,440		19,915
5195	Payroll taxes	11,232		5,975
5220	Sign Maintenance	0		0
5240	Unit Pest Control	7,392		4,466
5250	Exterior Pest Control	2,500		1,985
5260	Water/Sewer	61,000		42,748
5280	Trash	18,798		14,492
5300	Electric	13,000		7,324
5320	Gas- Laundry Room	6,300		7,957
5340	Fire Extinguishers	800		965
5511	Carpet Cleaning	4,000		0
	Total:	<u>280,712</u>		<u>178,559</u>
	Grounds Maintenance:			
6040	Contract Labor	69,300		46,200

6060	Mulch	0		15,000	0
6080	Lawn Spraying	0		0	0
6120	Irrigation Repair	4,000		6,000	5,998
6160	Misc. Supplies	900		900	460
6220	Landscape Entrance	2,300		2,300	1,463
6240	Tree Trim & Removal	3,500		9,000	9,600
6260	Fuel -Gasoline & Oil	300		300	38
6280	Golf Cart	0		0	6,672
6340	Lake & Waterway Maint.	2,616		3,500	2,540
6400	Sidewalk Maint	3,000		3,000	0
6690	Beach Front	500		500	0
	Total:	86,416		113,265	72,971

	Common Area Exp.				
7060	Chemical And Supplies	7,000		7,000	2,441
7070	Pool Heating Gas	4,500		2,500	0
7080	Pool Equipment Repair	1,600		1,600	0
7100	Electric Power	25,000		25,000	16,763
7180	Bathhouse supplies	2,500		2,500	1,576
7200	Repairs club building	0		0	0
7210	Repairs Pool Fence	0		0	0
7260	Misc. Material	400		400	0
	Total:	41,000		39,000	20,780

2022/2023	PROJECTED
APPROVED	ACTUAL

2024/2025
PROPOSED

8
Month
ACTUAL

	Administration/Mngt.				
8010	Onsite Manager	72,100		77,868	48,712
8013	Payroll Taxes/Insurance	21,630		21,630	14,613
8020	Management Fee	16,560		17,388	11,040
8030	Newsletter	0		0	0
8040	Postage	1,250		1,250	990
8060	Printing/Copying	4,500		4,500	3,424
8061	Website	0		360	0
8080	CPA Services	4,000		4,500	4,500
8084	Insurance Appraisal	0		0	0
8100	Legal	1,500		1,500	0
8104	Legal non collection	5,000		5,000	33,803
8120	Insurance	386,299		382,450	259,022
*	Professional	5,000		5,000	0
8140	Licenses/Fees	700		700	670
8160	Electronic transm/phone	7,200		7,200	4,767
8181	Florida state sales tax	0		323	323
8190	Miscellaneous	500		500	0
8210	Credit Investigations	2,500		2,500	1,500
8230	Bank Charges	0		0	50
8300	Group Insurance	13,410		13,410	8,967
8390	Uniform Business Report	96		96	
8460	Condo Division Fees	920		920	920
	Total:	543,165		547,095	393,301

	Recreation				
8581	Recreation Expense	0	1,313	0	875
	Total:	0	1,313	0	875

9710	Total Oper. Exp. Special -Carports	<u>951,293</u> 0	<u>1,313</u> 0	<u>995,996</u> 0	<u>666,486</u> 0
9980	Total Exp.	<u>1,135,069</u>	<u>185,088</u>	<u>1,438,732</u>	<u>789,003</u>
9990	Profit/Loss	<u>260,548</u>	<u>(185,088)</u>	<u>30,779</u>	

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RESERVE ANALYSIS

	LAST COMPLETE	EXPECTED LIFE	REPLACE COST	FUND BALANCE	TO BE FUNDED	MAINII LIFE		D YEARLY FUNDING
9110	Reserves: Roof & Gutters	2022	18	1,117,040	157,171	959,869	16	\$0.00 59,992
9120	Tennis Court	2022	21	130,181	7,458	122,723	20	\$0.00 6,136
9130	Painting	2018/19	7	335,040	148,876	186,164	5	\$0.00 37,233
9140	Carpet/Entry	2022/23	variable	59,200	29,111	30,089	7	\$0.00 4,298
9150	Paving & Sidewalks	2013	20-25	396,140	87,042	309,098	14	\$0.00 22,078
9109	Sealcoating	2015	5	39,340	39,782	0	0	\$0.00 0
9170	Beach Front	2022	variable	28,293	14,618	13,675	10	\$0.00 1,368
9182	Insurance	n/a	variable	100,000	37,010	66,986	15	\$0.00 4,466
9183	Golf Cart	n/a	10	12,000	6,368	5,632	2	\$0.00 2,816
9187	Pool Heater	2011/2012		3,025	3,025	0	0	\$0.00 0
9190	Pool/Deck	2015/2016	30	231,592	45,034	186,558	11	\$0.00 \$16,960
9192	Pool Furniture	2020	variable	12,925	7,324	5,601	5	\$0.00 1,120
9200	Landscape	variable	variable	60,000	10,502	49,498	12	\$0.00 4,125
9251	Plumbing	2005/2006	40	2,049,000	308,323	1,740,677	8	\$0.00 217,585
9220	Outdoor Lighting/Electric	variable	variable	70,590	70,590	0	0	\$0.00 0
9221	Turrets	2022	variable	160,000	43,362	116,638	4	\$0.00 29,160
9235	Fence	variable	variable	52,688	6,960	45,728	15	\$0.00 3,049
9280	Clubhouse	variable	variable	189,037	21,476	167,561	25	\$0.00 6,702
9270	Exterior Wood/Staircase	2022	20	401,015	36,030	364,985	15	\$0.00 24,332
New	Security	variable	variable	43,000	20,621	22,379	17	\$0.00 1316
				1,100,684				\$0.00 442,735

ASSESSMENTS

2023/2023	1	1,366,916
2024/2025	1	1,438,731

UNIT TYPE	% OWNERSHIP	MO. FEE 2023/2024	MO. FEE 2024/2025	# UNITS	% INCREASE	TOTAL ANNUALLY
A	0.006598208	751.60	\$791.09	2	5.25%	18,986
B	0.003231958	368.15	\$387.49	96	5.25%	446,392
C	0.004395821	500.73	\$527.03	36	5.25%	227,679
D	0.004883748	556.31	\$585.53	8	5.25%	56,211
E	0.005483585	624.63	\$657.45	2	5.25%	15,779
F	0.004279435	487.47	\$513.08	4	5.25%	24,628
G	0.004677834	532.85	\$560.85	28	5.25%	188,444
H	0.006114757	696.53	\$733.12	12	5.25%	105,570
I	0.00583722	664.92	\$699.85	24	5.25%	201,557
J	0.005926748	675.11	\$710.58	18	5.25%	153,486
				TOTAL		230 1,438,731