

# GRAND BAY

**2024 APPROVED BUDGET**

**FISCAL YEAR**

**DATE: 11/27/23**

**01/01/24-12/31/24**

<u>EXPENSES</u>	
<b>GENERAL ADMINISTRATIVE</b>	
Annual Filing Fee	62.00
License & Fees	1,125.00
Fees Payable to the Division	240.00
Office Supplies	2,300.00
Legal	4,000.00
Accounting & Tax Preparation	1,000.00
Management Fee	42,000.00
Miscellaneous Expenses	400.00
SUBTOTAL	\$ 51,127.00
<b>INSURANCE</b>	
Property/Wind	39,453.00
Flood	15,991.00
Umbrella	7,595.00
General Liability & D&O	9,156.00
Commercial Property	47,463.00
Workers Comp	559.00
Insurance Appraisal	-
SUBTOTAL	\$ 120,217.00
<b>BUILDING MAINTENANCE</b>	
Building Maintenance	10,000.00
Building Maintenance - In House Labor	20,400.00
Building Maintenance Supplies	6,000.00
Janitorial	16,800.00
Elevators	5,500.00
Emergency Systems	6,000.00
SUBTOTAL	\$ 64,700.00
<b>UTILITIES</b>	
Cable Television	56,450.00
Electric	15,300.00
Telephone	2,200.00
Trash & Recycling	5,000.00
Water & Sewer	67,500.00
SUBTOTAL	\$ 146,450.00
<b>GROUND MAINTENANCE</b>	
Lawn Maintenance Contract	16,500.00
Grounds Maintenance & Supplies	9,000.00
Plants, Mulch & Irrigation	8,000.00
Pest Control - Exterior	4,500.00
SUBTOTAL	\$ 38,000.00
<b>POOL &amp; SPA MAINTENANCE</b>	
Pool Service Contract	8,000.00
Pool Repairs	1,500.00
Pool Supplies	400.00
SUBTOTAL	\$ 9,900.00
<b>OTHER EXPENSES</b>	
Contingency	\$ 1,226.00
Dock Maintenance	\$ 500.00
SUBTOTAL	\$ 1,726.00
<b>RESERVE CONTRIBUTION</b>	
Pooled Reserve Contribution	\$ 166,080.00
SUBTOTAL	\$ 166,080.00
<b>TOTAL EXPENSES</b>	<b>\$ 598,200.00</b>
<b>INCOME</b>	
Maintenance Assessments	429,120.00
Boat Slip Fees	3,000.00
Reserve Assessments	166,080.00
<b>TOTAL INCOME</b>	<b>\$ 598,200.00</b>
<b>NUMBER OF UNITS</b>	<b>60</b>
<b>FEE PER UNIT</b>	
<b>ANNUAL</b>	<b>\$ 9,920.00</b>
<b>QUARTERLY</b>	<b>\$ 2,480.00</b>