MARBELLA of NAPLES CONDOMINIUM ASSOCIATION

2025 BUDGET

36 UNITS

	2024 BUDGET	2024 10 MONTH ACTUAL	2024 PROJECTIONS	2025 BUDGET	2025 QTRLY COST PER UNIT	2025 % of Maintenance Fee	2025 % of Qtr Fee
INCOME							
MAINTENANCE FEES- OP	111,727	93,122	111,752	**121,056**	841	100%	85.3%
MAINTENANCE FEES- RESERVES	20,880	1,700	20,880	**20,880**	145		14.7%
LATE FEES	-	392	392	**-**	-		-
OTHER INCOME	-	73	73	**-**	-		-
SPECIAL ASSESSMENT=3315 ROOF		83,553	83,553	**-**	-		-
RESERVE INTEREST	-	239	239	-	-		-
TOTAL INCOME	132,607	179,080	216,889	**141,936**	986	100.0%	100.0%
EXPENSE							
ADMINISTRATION							
ACCOUNTING SERVICES	825	259	259	**275**	2		0.2%
BILL.COM TRANSACTION FEES	-	17	42	**120**	1		0.1%
CONTINGENCY	880	-	-	**690**	5		0.5%
LEGAL FEES	120	-	-	**100**	1		0.1%
CORPORATE FILING FEE	205	61	61	**205**	1		0.1%
MANAGEMENT FEES	8,774	7,311	8,773	**8,984**	62		6.3%
OFFICE EXPENSE	18	249	319	**100**	1		0.1%
TOTAL ADMIN. EXPENSES	10,822	7,897	9,454	**10,474**	73	8.7%	7.4%
BUILDING							
DRYER VENT CLEANING	-	-	-	**-**	-		0.0%
FIRE SYSTEMS MAINTENANCE	5,140	12,983	14,483	**10,207**	71		7.2%
PEST CONTROL-EXTERIOR	1,388	479	957	**1,150**	8		0.8%
PRESSURE WASHING	2,800	650	650	**975**	7		0.7%
REPAIR & MAINTENANCE	4,725	3,095	3,345	**3,500**	24		2.5%
TOTAL BUILDING	14,053	17,207	19,435	**15,833**	110	13.1%	11.2%
INSURANCE							
INSURANCE EXPENSE	57,414	32,051	38,453	**43,772**	304		30.8%
INSURANCE APPRAISAL-NEW	-	-	-	**390**	3		0.3%
TOTAL INSURANCE	57,414	32,051	38,453	**44,162**	307	36.5%	31.1%
RESERVE EXPENSES					-		
MAINTENANCE FEES- RESERVES	20,880	1,700	20,880	**20,880**	145		14.7%
RESERVE INTEREST	-	239	239	**-**	-		0.0%
SPECIAL ASSESSMENT=3315 ROOF		83,553	83,553	-	-		-
TOTAL RESERVES	20,880	85,492	104,672	**20,880**	145		14.7%
UTILITIES							
ELECTRICITY	1,590	1,195	1,434	**1,477**	10	0	1.0%
TRASH REMOVAL/MANDATORY REC	9,578	19,904	27,128	**27,942**	194	1	19.7%
WATER/SEWER	18,271	17,052	20,552	**21,168**	147	1	0
TOTAL UTILITIES	29,438	38,151	49,114	**50,587**	351	41.8%	35.6%
TOTAL EXPENSE	**132,607**	**180,798**	**221,128**	**141,936**	986	100.0%	100.0%
PROFIT/(LOSS)	0	(1,718)	(4,238)	0	0	0	0

COST PER UNIT	SHARE	MONTHLY	QUARTERLY	ANNUALLY
2024	**1/36**	**307**	**921**	**3,684**
2025	**1/36**	**329**	**986**	**3,943**

QTRLY INCREASE	65
	7.04%