

# 2024 BUDGET

Pelican Landing Community Association, Inc.



# PRESENTATION Outline

PROPOSED ANNUAL ASSESSMENT

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BREAKDOWN

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PER HOME ANNUAL FEES HISTORY

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DEPARTMENT COMPARISON

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SALARIES & WAGES COMPARISON

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BIG ITEMS OF NOTE

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2022 ANNUAL  
ASSESSMENT

\$2,671.00

2023 ANNUAL  
ASSESSMENT

\$2,910.00

2024 PROPOSED  
ANNUAL  
ASSESSMENT

\$3,097.00

Increase of \$187.00





# BREAKDOWN

2022

2023

2024

Operating Assessment: \$1,409.39  
Reserve Assessment: \$ 271.64  
Cable Assessment: \$ 989.97  
Total: \$2,671.00

Operating Assessment: \$1,633.63  
Reserve Assessment: \$ 271.64  
Cable Assessment: \$1,005.21  
Total: \$2,910.00

Operating Assessment: \$1,779.48  
Reserve Assessment: \$ 291.64  
Cable Assessment: \$1,026.11  
Total: \$3,097.00

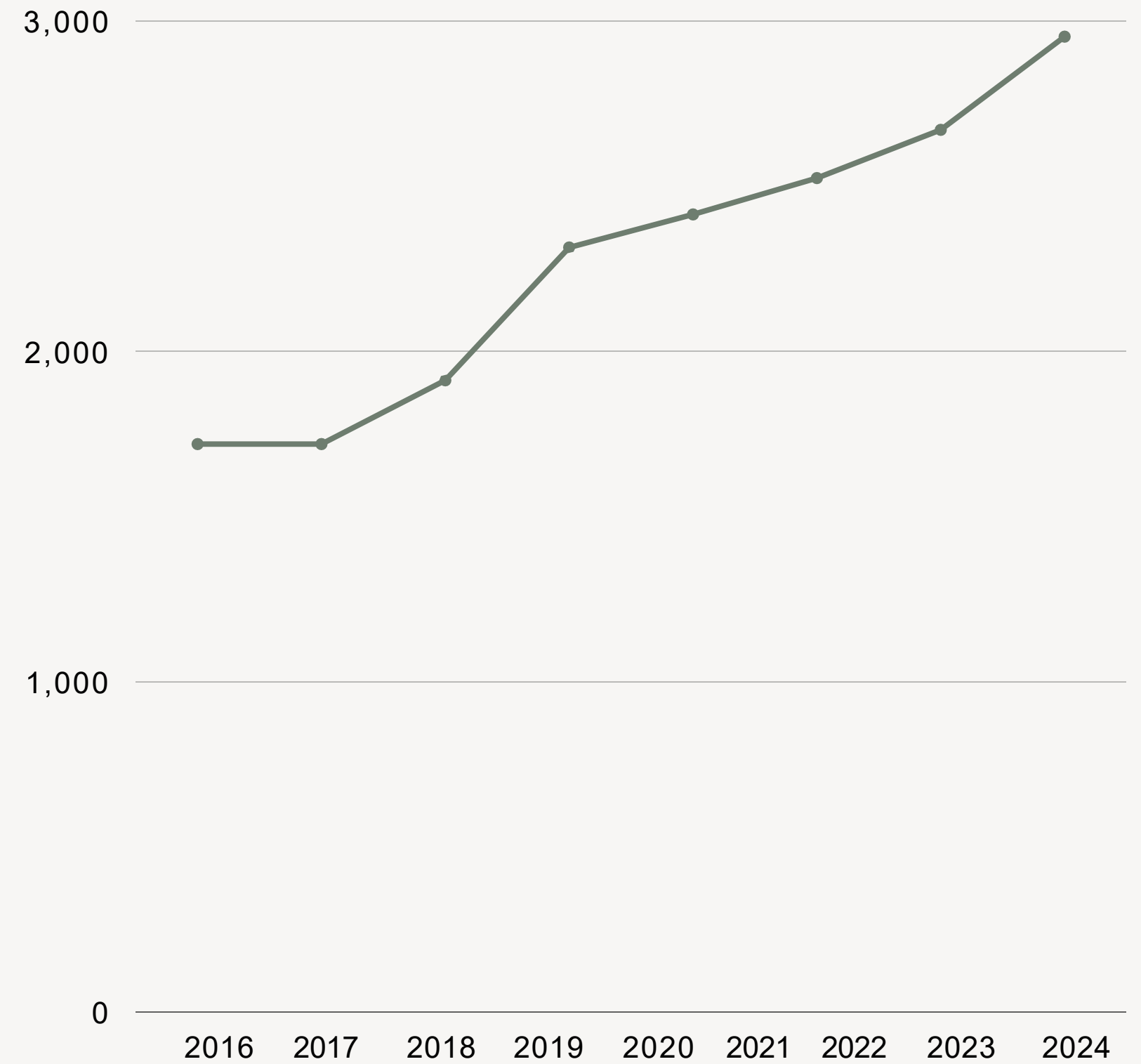


# Total Per Home Annual Fees

## 2016 - 2024

YEAR	ANNUAL FEE	YOY%
2016	\$1,720	4.8%
2017	\$1,720	0.0%
2018	\$1,913	11.2%
2019	\$2,315	21.0%
2020	\$2,415	4.3%
2021	\$2,525	4.6%
2022	\$2,671	7.9%
2023	\$2,910	8.9%
2024	\$3,097	6.42%

Average Increase Per Year, 9 Year Period: 7.7%



Department	2023 Budget	2024 Budget	YOY%
Administration	\$6,365,652	\$7,125,799	11.9%
Marina Operations	\$673,803	\$674,272	.1%
Beach Operations	\$650,093	\$680,262	4.6%
Community Center	\$568,366	\$618,125	8.8%
Court Sports	\$531,267	\$533,605	.4%
Fitness Center	\$125,976	\$125,538	-.3%
Privacy	\$1,232,592	\$1,299,994	5.5%

# DEPARTMENT Comparison

# SALARIES & WAGES

## Comparison

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Department	2023 # of EE's		2023 Budget	2024 # of EE's		2024 Budget
	FT	PT		FT	PT	
Administration	9	0	\$776,806	10	1	\$1,093,544
Marina Operations	5	10	\$505,030	7	9	\$514,242
Beach Operations	6	5	\$480,427	7	6	\$509,918
Community Center	4	3	\$374,694	4	3	\$412,613
Court Sports	3	4	\$364,338	3	4	\$378,980
Fitness Center	1	0	\$95,355	1	0	\$103,443
<b>Total</b>		<b>50</b>	<b>\$2,596,650</b>		<b>55</b>	<b>\$3,012,740</b>

# SALARIES & WAGES

## Variance Explanation

Department	Salaries & Wages			Burden Rate			Medical Insurance		
	2023 Budget	2023 Forecast	2024 Budget	2023 Budget	2023 Forecast	2024 Budget	2023 Budget	2023 Forecast	2024 Budget
Administration	\$598,324	\$664,321	\$893,509	\$113,682	\$124,864	\$107,293	\$64,800	\$44,912	\$92,741
Marina Operations	\$394,143	\$361,256	\$436,654	\$74,887	\$58,003	\$53,317	\$36,000	\$18,411	\$24,271
Beach Operations	\$367,418	\$274,338	\$411,742	\$69,809	\$42,460	\$49,466	\$43,200	\$8,867	\$48,710
Community Center	\$290,667	\$295,432	\$332,579	\$55,227	\$50,078	\$40,857	\$28,800	\$33,173	\$39,177
Court Sports	\$288,015	\$296,269	\$307,280	\$54,723	\$51,969	\$37,419	\$21,600	\$17,333	\$34,281
Fitness Center	\$73,576	\$73,405	\$76,766	\$13,979	\$12,800	\$9,571	\$7,800	\$10,055	\$17,106
<b>Total</b>	<b>\$2,012,143</b>	<b>\$1,965,020</b>	<b>\$2,458,530</b>	<b>\$382,307</b>	<b>\$340,174</b>	<b>\$297,924</b>	<b>\$202,200</b>	<b>\$132,751</b>	<b>\$256,286</b>





# BIG ITEMS OF Note

RESERVES

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COMMERCIAL INSURANCE

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ALLIED UNIVERSAL

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LANDSCAPING, ROADS & SIDEWALKS, TECHNOLOGY

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HOTWIRE CONTRACT

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# Reserves

The Association had a Reserve Study performed in July 2021 by Association Reserves Inc. Pelican Landing was delivered two funding schedules.

The primary proposed funding schedule would require an annual funding amount of \$1,047,500. For 2022 and 2023 Pelican Landing funded \$910,000. The 2024 budget calls for an additional \$20 per unit for a total of \$977,577.

The Board also determined there would be a 50% recovery of Hurricane Ian expenses from reserves. This amount will be provided when available.

**\$20.00 INCREASE**

2023 RESERVE ASSESSMENT: \$271.64

2024 RESERVE ASSESSMENT: \$291.64



## *Commercial Insurance*

The Board of Directors approved a company for risk management and review of all insurance policies, what is required to secure best prices for 2024.

The increases are based upon the current property insurance market in Florida, which is considered a hard market. This year PLCA was required to go to numerous separate carriers, rather than one, in order to obtain feasible rates. Carriers are tightening up their guidelines, thus causing increases in rates with less coverage. It is anticipated that this pattern will continue.

# Commercial INSURANCE

\$30 INCREASE  
2023 BUDGET: \$440,000  
2024 BUDGET : \$539,690

# ALLIED Universal

The 2024 budget for Privacy Services Expense is based on the following assumptions:

- Wages for Personnel will increase 8.2% to maintain competitiveness within other gated communities in our immediate proximity.
- Privacy Services will be provided to 3 gatehouses and 2 roving patrols.
- The current contract has an annual expense of \$1.13M.
- The 2023 forecasted expenses are \$1.24M.

**\$26 INCREASE**  
2023 BUDGET: \$1,133,150  
2024 BUDGET: \$1,220,845





# LANDSCAPING, ROADS & SIDEWALKS, TECHNOLOGY



**The Landscaping and Grounds 2024** budget of \$320,000 reflects a \$20,000 increase over the 2023 budget of \$300,000.

**\$6.00 INCREASE**  
2023 BUDGET: \$300,000  
2024 BUDGET: \$320,000

**Roads & Sidewalks** is a new line item added to the administrative budget for 2024. There is \$220,000 for the repairs to the infrastructure. There are sections of the drains and sidewalks sinking in some areas. There were funds approved in 2023 to engage a firm to explore the worst areas to determine what the cause might be. This will give use the guidance on other areas within the community.

**Technology** is also a new line item added to the administrative budget for 2024. There is \$100,000 for renewal of current systems which are old and out dated, as well as additional technology for potential improvements for amenity usage and guest management.

# HOTWIRE COMMUNICATIONS

## Contract

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For 2024, Hotwire bulk contract is budgeted at \$3,402,588 based on 3,318 units. We are budgeting a 3% increase in 2024 as per the Contract with Hotwire.

Each unit will be assessed \$1,026.11 which equates to \$85.50 per month for fiber optic cable and internet.

Pelican Landing previously received a refund from Hotwire that was meant for a camera project in the amount \$150,000. This refund is being credited against the bulk cable in the amount of \$50,000 per year.

### \$21 INCREASE

2023 CABLE ASSESSMENT: \$1,005.21

2024 CABLE ASSESSMENT: \$1,026.11



# Pelican Landing Community Association Expenses 2024 Budget

