

Scopello

Special Meeting – 2024 Budget

December 21, 2023

Special Meeting – 2024 Budget Agenda

1. Call to Order by President - Bill
2. Calling of the roll and certifying of the proxies - Barry
3. Proof of notice of the meeting – Barry
 - Email – November 17, 2023
 - US Mail – RC – December 1, 2023
4. 2024 Budget Review – Joe
 - A. Insurance – Barry
 - B. Reserve Study - Joe
5. Vote - Barry
6. Adjournment - Bill

SCOPELLO CONDOMINIUM ASSOCIATION, INC.

Budget of Common Expenses – 2024

*Proposed – November 14, 2023***Income**Assessment - Regular \$ 274,115Total Income \$ 274,115**Expenses & Reserves****General & Administrative:**

Office Expense \$ 1,500

Licenses & Fees 600

Legal/Accounting 5,300

Total General & Administrative \$ 7,400

Operating:

Gas (Spa & Grill) \$ 1,000

Electric (Pool & Building) 15,200

Water, Sewer, Trash 17,900

Pest Control 2,100

Total Operating 36,200

Repairs and Maintenance:

Building/Equip Repair/Supplies \$ 17,000

Bldg Cleaning & Pool Maint. 22,000

Elevator 7,900

Lawn and Landscaping 8,700

Fire Alarm Monitor/Inspection 3,100

Fire Equipment Repair 400

Total Repairs and Maintenance 59,100

Other Expenses:

Insurance \$ 100,000

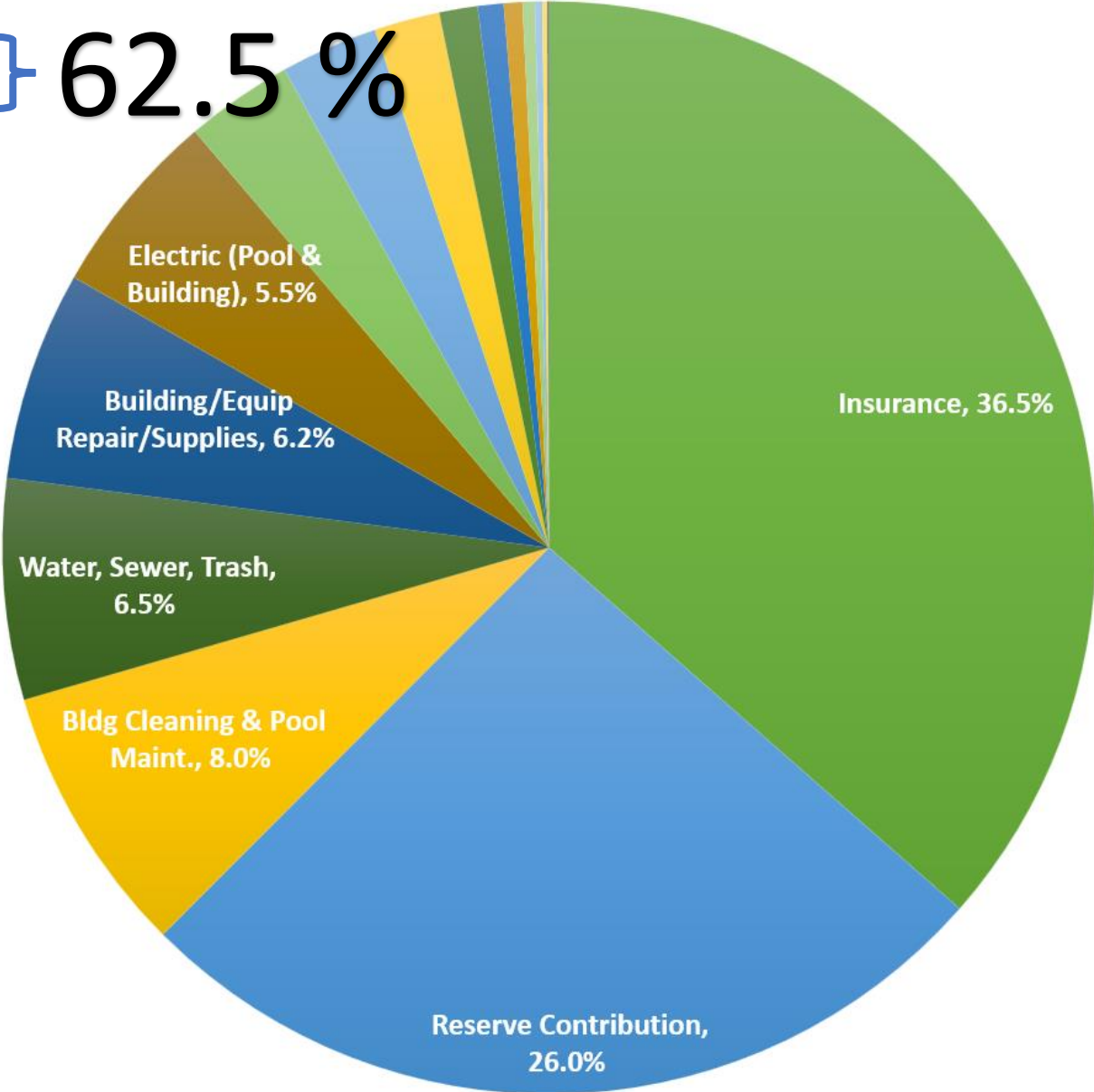
Taxes 60

Bureau of Condominiums 75

Total Other Expenses 100,135

Reserves 71,280Total Expenses & Reserves 274,115**Net Income (loss)** \$ _____

Expenses & Reserves		
Insurance	\$ 100,000	36.5%
Reserve Contribution	71,280	26.0%
Bldg Cleaning & Pool Maint.	22,000	8.0%
Water, Sewer, Trash	17,900	6.5%
Building/Equip Repair/Supplies	17,000	6.2%
Electric (Pool & Building)	15,200	5.5%
Lawn and Landscaping	8,700	3.2%
Elevator	7,900	2.9%
Legal/Accounting	5,300	1.9%
Fire Alarm Monitor/Inspection	3,100	1.1%
Pest Control	2,100	0.8%
Office Expense	1,500	0.5%
Gas (Spa & Grill)	1,000	0.4%
Licenses & Fees	600	0.2%
Fire Equipment Repair	400	0.1%
Bureau of Condominiums	75	0.0%
Taxes	60	0.0%
Inspection	-	0.0%
Total Expenses & Reserves	\$ 274,115	100.0%



Expenses & Reserves	2023	2024	CHANGE	
Insurance	\$ 67,993	\$ 100,000	\$ (32,007)	-47.1%
Reserve Contribution	48,342	71,280	\$ (22,938)	-47.4%
Bldg Cleaning & Pool Maint.	21,360	22,000	\$ (640)	-3.0%
Water, Sewer, Trash	17,461	17,900	\$ (439)	-2.5%
Building/Equip Repair/Supplies	23,272	17,000	\$ 6,272	27.0%
Electric (Pool & Building)	14,794	15,200	\$ (406)	-2.7%
Lawn and Landscaping	4,985	8,700	\$ (3,715)	-74.5%
Elevator	7,850	7,900	\$ (50)	-0.6%
Legal/Accounting	5,111	5,300	\$ (189)	-3.7%
Fire Alarm Monitor/Inspection	3,040	3,100	\$ (60)	-2.0%
Pest Control	1,925	2,100	\$ (175)	-9.1%
Office Expense	1,488	1,500	\$ (12)	-0.8%
Gas (Spa & Grill)	856	1,000	\$ (144)	-16.8%
Licenses & Fees	561	600	\$ (39)	-7.0%
Fire Equipment Repair	335	400	\$ (65)	-19.4%
Bureau of Condominiums	75	75	\$ -	0.0%
Taxes	60	60	\$ -	0.0%
Inspection	4,495	-	\$ 4,495	100.0%
Total Expenses & Reserves	\$ 224,003	\$ 274,115	\$ (50,112)	-22.4%

} \$ 54,945

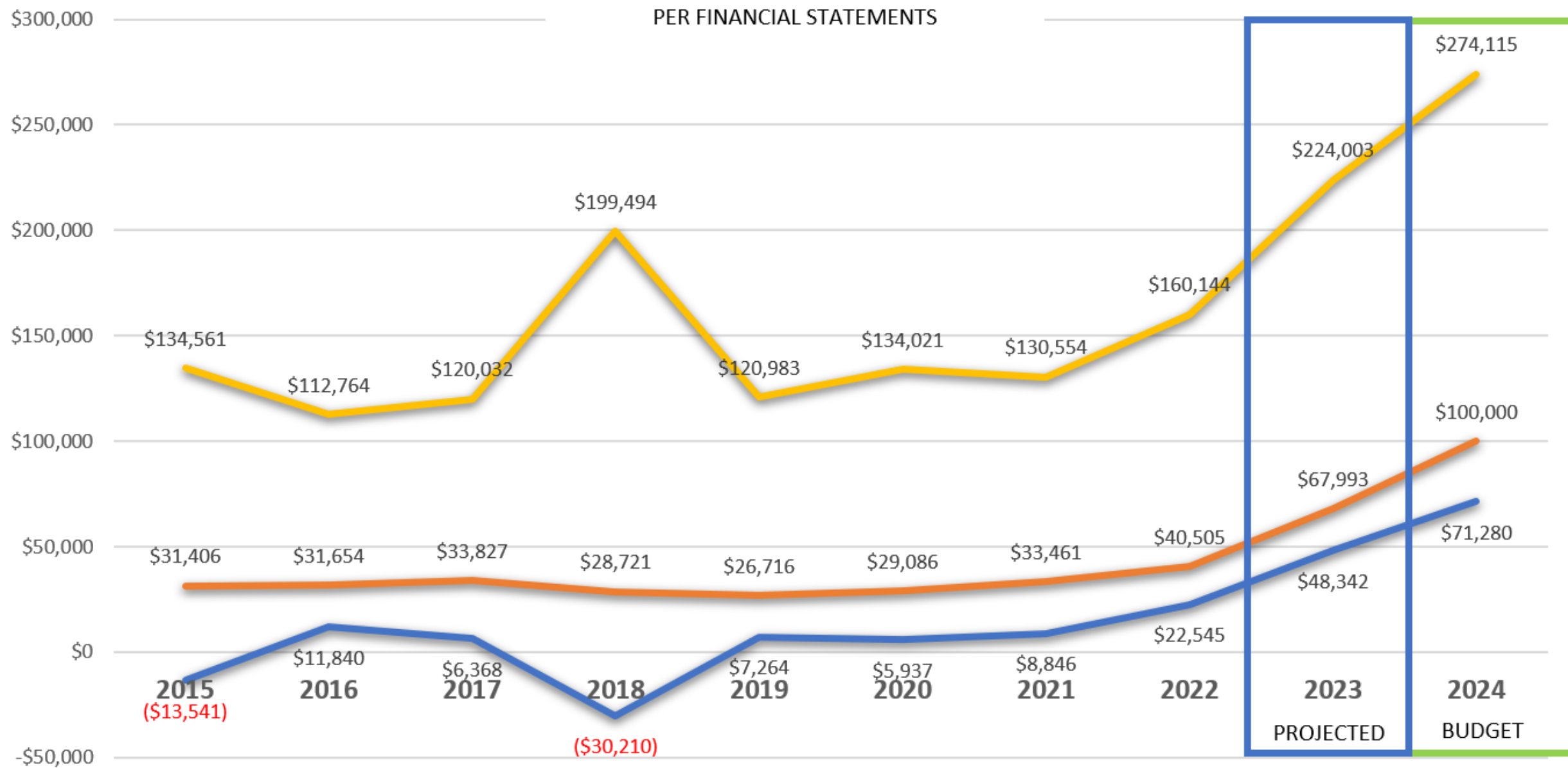
(\$ 4,833)

Note: 2023 includes Special Assessment of \$ 53,610.

Total Expenses, Insurance & Reserve Contribution, Net

TOT EXP INSURANCE RESERVES

PER FINANCIAL STATEMENTS



Statutory Requirements in Florida

Per Florida Statutes section 718.112 (2)(g):

(g) Structural integrity reserve study.—

1. A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height, as determined by the Florida Building Code, which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- a. Roof.
- b. Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. 627.706.
- c. Fireproofing and fire protection systems.
- d. Plumbing.
- e. Electrical systems.
- f. Waterproofing and exterior painting.
- g. Windows and exterior doors.
- h. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.



15.45%

Scopello Condominium - SIRS

Analysis Date - January 1, 2024

Inflation: 2.50% Investment: 1.00% Contribution Factor: 2.50% Calc: Future

Percent Funded - Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
100% Funded	806,048	875,283	947,476	1,022,731	1,008,028	1,087,408	1,170,127	758,452	835,758	916,456
Percent Funded	15.45%	22.56%	28.80%	34.31%	33.71%	38.83%	43.38%	13.90%	22.93%	30.64%
Begin Balance	124,609	197,498	272,910	350,916	339,855	422,344	507,638	105,432	191,646	280,854
Contribution	71,280	73,062	74,888	76,760	78,679	80,646	82,662	84,729	86,847	89,018
Average Per Unit	3,960	4,059	4,160	4,264	4,371	4,480	4,592	4,707	4,824	4,945
Percent Change	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	1,609	2,350	3,117	3,035	3,808	4,647	839	1,484	2,360	3,267
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	1,609	2,350	3,117	3,035	3,808	4,647	839	1,484	2,360	3,267
Less Expenditures	0	0	0	90,857	0	0	485,707	0	0	0
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	197,498	272,910	350,916	339,855	422,344	507,638	105,432	191,646	280,854	373,141

FPAT - “Best Practices – 50 – 60 %”



\$ 71,280

Scopello Condominium - SIRS

Analysis Date - January 1, 2024

Inflation: 2.50% Investment: 1.00% Contribution Factor: 2.50% Calc: Future

Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Begin Balance	124,609	197,498	272,911	350,916	339,856	422,344	507,638	105,433	191,646	280,855
Contribution	71,280	73,062	74,888	76,760	78,679	80,646	82,662	84,729	86,847	89,018
Average Per Unit	3,960	4,059	4,160	4,264	4,371	4,480	4,592	4,707	4,824	4,945
Percent Change	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Interest	1,609	2,350	3,117	3,035	3,808	4,647	839	1,484	2,360	3,267
Less Expenditures	0	0	0	90,857	0	0	485,707	0	0	0
Ending Balance	197,498	272,911	350,916	339,856	422,344	507,638	105,433	191,646	280,855	373,142
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Begin Balance	373,142	468,592	364,904	464,914	450,913	556,665	666,009	40,368	149,778	263,013
Contribution	91,244	93,525	95,863	98,260	100,716	103,234	105,815	108,460	111,172	113,951
Average Per Unit	5,069	5,195	5,325	5,458	5,595	5,735	5,878	6,025	6,176	6,330
Percent Change	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Interest	4,206	3,246	4,146	4,043	5,034	6,109	329	949	2,062	3,213
Less Expenditures	0	200,460	0	116,304	0	0	731,787	0	0	0
Ending Balance	468,592	364,904	464,914	450,913	556,665	666,009	40,368	149,778	263,013	380,178
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Begin Balance	380,178	501,383	566,881	695,905	678,995	815,388	956,392	888,219	1,036,677	1,190,115
Contribution	116,800	119,720	122,713	125,781	128,925	132,149	135,452	138,839	142,310	145,867
Average Per Unit	6,488	6,651	6,817	6,987	7,162	7,341	7,525	7,713	7,906	8,103
Percent Change	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Interest	4,404	5,066	6,310	6,188	7,467	8,854	8,247	9,619	11,128	12,687
Less Expenditures	0	59,289	0	148,880	0	0	211,873	0	0	0
Ending Balance	501,383	566,881	695,905	678,995	815,388	956,392	888,219	1,036,677	1,190,115	1,348,670



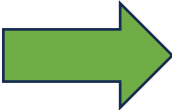
Scopello Condominium - SIRS

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Expenditures

Category	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Building Service Components										
Fire Alarm Control Panel & Devices							41,591			
Fire Pump Controller							17,395			
Jockey Pump & Controller							17,395			
	0	0	0	0	0	0	76,382	0	0	0
Exterior Building Components										
Exterior Paint & Stucco Repairs				90,857						
Roof, Modified Bitumen							409,325			
	0	0	0	90,857	0	0	409,325	0	0	0
	0	0	0	90,857	0	0	485,707	0	0	0





Scopello Condominium - SIRS

Analysis Date - January 1, 2024

Inflation:2.50% Investment:1.00% Contribution Factor:2.50% Calc:Future

Expenditures

Category	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Building Service Components										
Water Boost Pump System, 6hp		25,586								
	0	25,586	0	0	0	0	0	0	0	0
Exterior Building Components										
Concrete Restore, Spalling, Balconies							211,542			
Concrete Restore, Spalling, Columns (25,385			
Door, Aluminium, Pool Entry							3,711			
Door, Storefront, Double							8,165			
Door, Storefront, Single							5,196			
Doors, Metal Utility, Double							7,423			
Doors, Metal Utility, Double, Cabana							51,958			
Doors, Metal Utility, Garage Storage							70,514			
Doors, Metal Utility, Single							29,690			
Exterior Paint & Stucco Repairs				116,305						
Flooring, Tile, Balconies		174,875								
Railings, Aluminum, Juliette Balconies							11,134			
Railings, Curved Aluminum Picket							181,481			
Roofs, Mansards, Aluminum							107,775			
Stairs, Spiral, Exterior							17,814			
	0	174,875	0	116,305	0	0	731,787	0	0	0
	0	200,461	0	116,305	0	0	731,787	0	0	0



2024 Budget Summary

- Overall Increase in Costs & Reserves from 2023 – 60.9 %
- Driven by:
 1. Insurance:
 - Property Valuation Increase (42 % - \$ 8,748,851 to \$ 12,434,763)
 - Market Increase
 2. Reserves – Adoption of Florida Statute
 - Study Completed by FPAT
 - Electing to Contribute to SIRS Only
- Other Costs – Decrease of \$ 4,833.

2024 Monthly HOA Fees

		2023	2024	2024
		\$ 14,199	\$ 22,843	INC/MTH
		13.4%	60.9%	
Gulf units	6.81003548%	\$ 966.97	\$ 1,555.61	\$ 588.64
03s	4.76190476%	\$ 676.15	\$ 1,087.76	\$ 411.61
04s	5.12032770%	\$ 727.04	\$ 1,169.63	\$ 442.59
05s	4.53149002%	\$ 643.43	\$ 1,035.12	\$ 391.69
06s	5.29953917%	\$ 752.49	\$ 1,210.57	\$ 458.08
Total - Year		\$ 170,390	\$ 274,115	

VOTE

1. In accordance with the new SIRS (Structural Integrity Reserve Study), the Association is requesting your approval to change the reserve funding method to this new method (Pooling Reserves) and to consolidate existing segregated reserves into this fund. This should reduce future reserve funding requirements.

_____ YES, we approve this new funding method and consolidate existing specific reserves into this fund.

_____ NO, we do not approve this change or consolidation.

2. As stated in the special assessment for insurance, the Association requests your re-affirmation to transfer excess funds into the reserves. Those funds, to a certain extent, will reimburse the resources for the increase insurance premiums paid.

_____ YES, we approve this transfer.

_____ NO, we do not approve this transfer.

3. **BUDGET:**

PLEASE VOTE BELOW TO APPROVE BUDGET AS SUBMITTED BY BOARD

YES _____ NO _____

4. Do you approve Authorization to apply excess Operating Income, if any, to Traditional Non-SIRS Reserve

YES _____ NO _____

Annual Meeting -
February 3, 2024 @ 10:00 AM EST

