

Canopy Creek Club, LLC
11360 North Jog Road, Suite 103
Palm Beach Gardens, FL 33418
561-625-0030

December 27, 2023

Dear Canopy Creek Club Residents,

Enclosed please find the Approved 2024 Canopy Creek Budget for your records.

Coupons for 2024 will be mailed to homeowners in the next few weeks and late fees will be waived for the month of January due to the delay in mailing.

Best wishes for a healthy and happy 2024.

Sincerely,
Lang Management Lifestyle

CANOPY CREEK CLUB , LLC
2024 APPROVED BUDGET (FULL BUILD OUT)
JANUARY 1, 2024- DECEMBER 31, 2024
289 RESIDENCES

294- 5 ranchettes = 289

		2023 APPROVED BUDGET	2024 APPROVED BUDGET
INCOME:			
50000	Maintenance Assessment	331,910	361,785
50015	Club Facility Fees	161,642	176,868
56040	Club Sales Tax Income	30,001	35,012
	TOTAL INCOME	523,553	573,665
EXPENSES			
OPERATING EXPENSES			
64210	Alarm Monitoring	2,560	2,560
60020	Cable TV	3,688	4,234
66330	Resident Social Expenses	7,000	7,000
60000	Electricity (2)	12,806	15,555
60130	Water/Sewer (1)	2,500	3,931
60100	Trash Removal	1,400	0
60030	Gas (2)	20,000	14,916
60050	Telephone	600	0
61470	Janitorial	17,098	19,810
63630	Exterminating	2,000	2,000
63000	Landscape Maintenance	30,000	30,900
61650	Pressure Cleaning	5,000	5,000
61190	Fitness Equipment Maintenance	3,000	3,000
61010	A/C Maintenance	2,500	2,500
61098	Court Maintenance	2,000	5,500
61060	Building Repair & Maintenance	12,000	12,000
63105	Landscape Extras	20,000	20,000
63120	Mulch	6,000	6,000
63175	Annuals/Flowers	5,000	5,000
63300	Tree Trimming	10,500	11,500
63100	Grounds Repair & Maintenance	18,000	18,000
61630	Pool Repairs & Maintenance	71,680	71,680
66160	Management Fees	22,050	30,000
65000	Staffing	0	9,182
66130	Legal Fees	2,500	2,500
66000	Office Supplies	2,500	2,500
64010	Computer/ Access Control	2,000	3,676
67000	Insurance & Licenses	21,250	26,563
66200	Club Facility Fees	161,642	176,868
66220	Property Taxes	25,000	25,000
66240	Clubhouse Sales Tax Expense	30,001	35,012
62400	Miscellaneous Operating	1,278	1,278
	TOTAL EXPENSES	523,553	573,665
Quarterly Assessments		\$ 452.90	496.26