

WHITLEY BAY CONDOMINIUM APPROVED AMENDED BUDGET
January 1, 2023 to December 31, 2023

	ORIGINAL 2023 BUDGET	2023 APPROVED AMENDED BUDGET	NEW 2023 AMENDED MONTHLY BUDGET	MONTHLY UNIT COST
INCOME				
4001 - Homeowner Dues	\$ 641,280.00	\$ 704,896.00	58,741.33	
4035 - Special Assessment - Insurance		\$ 320,000.00	26,666.67	
Total INCOME	\$ 641,280.00	\$ 1,024,896.00	\$ 85,408.00	\$ -
ADMINISTRATIVE				
5002 · Bank & Appfolio Fees/Coupon Books	\$ 700.00	\$ 700.00	58.33	0.91
5003 · Copies & Office Supplies	\$ 1,080.00	\$ 1,080.00	90.00	1.41
5004 · CPA Tax Return & Review	\$ 3,400.00	\$ 3,400.00	283.33	4.43
5006 - Decorations & Social Functions	\$ 1,000.00	\$ 1,000.00	83.33	1.30
5009 - DBPR Division Fees	\$ 256.00	\$ 256.00	21.33	0.33
5010 - Legal Fees	\$ 1,200.00	\$ 1,200.00	100.00	1.56
5011 · Management Fee	\$ 13,940.00	\$ 13,940.00	1,161.67	18.15
5019 · SCCA Dues/Bd classes	\$ 72.00	\$ 72.00	6.00	0.09
5028 · Postage	\$ 180.00	\$ 180.00	15.00	0.23
5031 · Sunbiz FL Div of Corp	\$ 62.00	\$ 62.00	5.17	0.08
5038 · Background Check Fees	\$ -	\$ -	0.00	0.00
5026 · Engineering Study (last done 2014)			0.00	0.00
5044 · IRS Tax Payment	\$ -	\$ -	0.00	0.00
Total ADMINISTRATIVE	21,890.00	21,890.00	1,824.17	28.50
INSURANCE				
5201 - Boiler & Machinery	\$ 807.00	\$ 748.00	included	included
5205 · Flood Insurance	\$ 19,537.00	\$ 19,193.00	1,599.42	24.99
5207 · Insurance Appraisal (last done 2020)	\$ 900.00	\$ 1,100.00	91.67	1.43
5208 · Property Insurance (2% hurr deduct)	\$ 84,526.00	\$ 190,922.00	15,910.17	248.60
5209 · Umbrella Policy	\$ 1,416.00	\$ 1,000.00	83.33	1.30
5210 - Wind Mitigation Insp (last done 2018)	\$ 400.00	\$ 400.00	33.33	0.52
5211 · Worker's Comp Insurance	\$ 2,705.00	\$ 2,670.00	222.50	3.48
5216 · G/L, D&O, Fidelity Bond	\$ 8,087.00	\$ 8,000.00	666.67	10.42
5222 · Insurance Savings		\$ 90,961.00	7,580.08	118.44
Total INSURANCE	\$ 118,378.00	314,994.00	26,187.17	409.17
BUILDING MAINTENANCE				
6001 · Air Conditioners (Common Areas)		\$ -	0.00	0.00
6002 - Boilers & Hot Water System	\$ 1,500.00	\$ 1,500.00	125.00	1.95
6004 · Cooling Tower Maint & Repairs	\$ 5,415.00	\$ 5,415.00	451.25	7.05
6007 - Elevator Repairs / Inspections	\$ 1,200.00	\$ 1,200.00	100.00	1.56
6008 - Elevator Permits	\$ 150.00	\$ 150.00	12.50	0.20
6009 · Elevator Contract	\$ 10,714.00	\$ 10,714.00	892.83	13.95
6010 · Engineering Study	\$ -	\$ -	0.00	0.00
6011 · Exercise Room / Equip Repairs	\$ 500.00	\$ 500.00	41.67	0.65
6012 · Fire Alarm Monitoring/Repairs (ATP)	\$ 963.00	\$ 963.00	80.25	1.25
6013 · Fire Extinguishers / Inspections	\$ 1,000.00	\$ 1,000.00	83.33	1.30
6014 · Fire Pump/Sprinklers Inspections	\$ 3,109.00	\$ 3,109.00	259.08	4.05
6015 - Fire System Repairs	\$ 3,200.00	\$ 3,200.00	266.67	4.17
6016 · Garage Door Maint & Repair	\$ 1,800.00	\$ 1,800.00	150.00	2.34
6017 · Generator Maint & Repairs	\$ 1,135.00	\$ 1,135.00	94.58	1.48
6018 · Janitorial Co & Cleaning Supplies	\$ 26,400.00	\$ 26,400.00	2,200.00	34.38
6020 · Lighting Repairs and Supplies	\$ 1,800.00	\$ 1,800.00	150.00	2.34
Lobby Renovations	\$ -	\$ -	0.00	0.00
6021 · Locks and Keys	\$ 360.00	\$ 360.00	30.00	0.47
6022 - Maintenance Labor	\$ 48,760.00	\$ 48,760.00	4,063.33	63.49
6023 · Mileage Reimbursement			0.00	0.00
6024 · Painting	\$ 1,200.00	\$ 1,200.00	100.00	1.56
6025 · Payroll Employer TAXES	\$ 4,876.00	\$ 4,876.00	406.33	6.35
6026 - Payroll Service CHARGES	\$ 568.00	\$ 568.00	47.33	0.74
6027 · Indoor Pest Control (B&R)	\$ 1,160.00	\$ 1,160.00	96.67	1.51

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6028 - Plumbing Repairs	\$ 600.00	\$ 600.00	50.00	0.78
6037 - Roof/Gutter Maintenance	\$ 920.00	\$ 920.00	76.67	1.20
6039 - Security & Safety	\$ -	\$ -	0.00	0.00
6043 - Supplies & Equipment	\$ 9,852.00	\$ 9,852.00	821.00	12.83
6052 - Termite Bond	\$ 804.00	\$ 804.00	67.00	1.05
6083 - Engineering Committee Expenses	\$ -	\$ -	0.00	0.00
6098 - Transfers from Reserves	\$ -	\$ -	0.00	0.00
Total BUILDING MAINTENANCE	127,986.00	127,986.00	10,665.50	166.65
POOL & CLUBHOUSE				
6501 - Pool & Spa Contract	\$ 4,800.00	\$ 4,800.00	400.00	6.25
6505 - Pool & Spa Repairs	\$ 2,400.00	\$ 2,400.00	200.00	3.13
6510 - Clubhouse Supplies & Maint	\$ 1,200.00	\$ 1,200.00	100.00	1.56
6520 - Pool & Spa Permits *exempted in '12	\$ 301.00	\$ 301.00	25.08	0.39
6525 - Shared Pool Expenses	\$ 10,939.00	\$ 10,939.00	911.58	14.24
Total POOL & CLUBHOUSE	19,640.00	19,640.00	1,636.67	25.57
GROUNDS				
7003 - Irrigation Repairs			0.00	0.00
7010 - Lawn Contract/Grounds Maint	\$ 8,800.00	\$ 8,800.00	733.33	11.46
7050 - Irrigation Water (Reclaimed)	\$ 1,200.00	\$ 1,200.00	100.00	1.56
7070 - Tree Trimming	\$ 2,100.00	\$ 2,100.00	175.00	2.73
7075 - Plants, Trees, Mulch	\$ 5,000.00	\$ 5,000.00	416.67	6.51
7081 - Fertilization/Pest Control	\$ 1,830.00	\$ 1,830.00	152.50	2.38
Total GROUNDS	18,930.00	18,930.00	1,577.50	24.65
UTILITIES				
8001 - Cable, Internet, Phones-Spectrum	\$ 64,331.00	\$ 64,331.00	5,360.92	83.76
8002 - Cell Phone Reimbursement			0.00	
8003 - Electricity -Bldg 74646-92354	\$ 57,044.00	\$ 57,044.00	4,753.67	74.28
8004 - Electricity - Pool 81167-77320	\$ 4,394.00	\$ 4,394.00	366.17	5.72
8005 - Gas Meter-Bldg 1322537512	\$ 12,333.00	\$ 12,333.00	1,027.75	16.06
8006 - Gas Meter-Pool/Spa 3552437512	\$ 16,332.00	\$ 16,332.00	1,361.00	21.27
8007 - Storm Water	\$ -	\$ -	0.00	
8009 - Phones - Elevators/Alarms	\$ 1,920.00	\$ 1,920.00	160.00	2.50
8010 - Trash Collection/Dumpster Rental	\$ 21,133.00	\$ 21,133.00	1,761.08	27.52
8015 - Office Fax	\$ 600.00	\$ 600.00	50.00	0.78
8134 - Sewer/Water Fire System 155348	\$ 1,162.00	\$ 1,162.00	96.83	1.51
8135 - Sewer & Water - Bldg 149862	\$ 47,896.00	\$ 47,896.00	3,991.33	62.36
8136 - Sewer/Water Pool/Spa 149822	\$ 1,265.00	\$ 1,265.00	105.42	1.65
Total UTILITIES	228,410.00	228,410.00	19,034.17	297.41
TOTAL ANNUAL EXPENSES	535,234.00	731,850.00	60,925.17	951.96
9030 - POOLED Reserve Funds **	\$ 106,046.00	\$ 106,046.00	8,837.17	138.08
9036 - Borrowed Reserves Payback		\$ 187,000.00		
Total RESERVE FUNDING	106,046.00	293,046.00	8,837.17	138.08
TOTAL EXPENSES	641,280.00	1,024,896.00	69,762.33	1,090.04
Net Income		0.00	15,645.67	
Monthly Fee per Unit:	\$ 835.00	\$ -	\$ -	\$ 977.00
Increase (Decrease):	\$ 100.00	\$ -		\$ 142.00
Percentage Increase:	13.61%			17%
Jan-May 2023 Monthly Dues	\$835.00			
June-Dec 2023 Monthly Dues	\$977.00			