

		2023 Approved Budget	2023 Estimated Year End	2024 Approved Budget	Monthly Budget	Monthly Cost Per Unit
Income:						
4001	Association Dues	613,080.00	613,080.00	723,112.17	\$60,259.35	\$460.00
4005	Interest Income	600.00	768.86	0.00	\$0.00	\$0.00
4032	Laundry	14,400.00	20,000.00	15,000.00	\$1,250.00	\$9.54
TOTAL INCOME:		628,080.00	633,848.86	738,112.17	61,509.35	469.54
EXPENSES:						
Administrative:						
5002	Bank Charges/Coupon Books	1,500.00	1,273.60	1,730.00	\$144.17	\$1.10
5003	Office (copies, envelopes, postage)	1,020.00	1,000.00	1,020.00	\$85.00	\$0.65
5004	CPA AUDIT & Tax Return	3,120.00	3,120.00	1,900.00	\$158.33	\$1.21
5009	DBPR - State Div of Business	528.00	524.00	524.00	\$43.67	\$0.33
5010	Legal	1,200.00	2,769.70	3,000.00	\$250.00	\$1.91
5011	Management Fee	19,200.00	19,200.00	23,580.00	\$1,965.00	\$15.00
5019	SCCA Dues/Board Education	84.00	85.00	85.00	\$7.08	\$0.05
5031	Corp Fees Sunbiz	72.00	61.25	61.25	\$5.10	\$0.04
Total Administrative Expenses:		26,724.00	28,033.55	31,900.25	2,658.35	20.29
Insurance:						
5201	Equipment Breakdown	900.00	878.46	1,120.00	\$93.33	\$0.71
5206	General Liability	9,420.00	9,736.26	12,322.00	\$1,026.83	\$7.84
5208	Property Policy (3% wind deduct)	51,252.00	86,908.48	133,000.00	\$11,083.33	\$84.61
5209	Umbrella	1,920.00	2,058.18	2,400.00	\$200.00	\$1.53
5211	Worker's Comp Basic Policy	600.00	582.00	600.00	\$50.00	\$0.38
5216	Crime Bond & D&O	3,000.00	2,994.96	3,478.00	\$289.83	\$2.21
Total Insurance Expenses:		67,092.00	103,158.34	152,920.00	12,743.33	97.28
Building Repairs & Maintenance:						
6007	Elevator Repairs	2,400.00	1,000.00	2,400.00	\$200.00	\$1.53
6008	Elevator Permit	240.00	240.00	240.00	\$20.00	\$0.15
6009	Elevator Contract (Otis)	9,840.00	9,941.16	11,000.00	\$916.67	\$7.00
6019	Janitorial/Cleaning Supplies	1,200.00	500.00	0.00	\$0.00	\$0.00
6022	Maintenance Labor	46,200.00	44,253.75	58,240.00	\$4,853.33	\$37.05
6025	Payroll - Employer Taxes, work comp, report & filing fees	13,860.00	13,058.30	17,472.00	\$1,456.00	\$11.11
6027	Pest Control	2,700.00	2,520.00	2,772.00	\$231.00	\$1.76
6029	Fire Safety	7,020.00	4,971.04	7,020.00	\$585.00	\$4.47
6035	Reserve Study	0.00	2,950.00	0.00	\$0.00	\$0.00
6042	Subcontractor Repairs	0.00	5,000.00	5,000.00	\$416.67	\$3.18
6043	Maint. Supplies & Equipment	6,036.00	8,437.70	10,372.17	\$864.35	\$6.60
6082	Engineering Consultant	0.00	0.00	13,000.00	\$1,083.33	\$8.27
Total Repair & Maint. Expenses:		89,496.00	92,871.95	127,516.17	10,626.35	81.12

Laundry Expenses						
6307	Laundry Equipment	14,400.00	13,607.28	14,400.00	\$1,200.00	\$9.16
Total Laundry Expenses		14,400.00	13,607.28	14,400.00	1,200.00	9.16
Pool & Clubhouse:						
6501	Pool Maintenance Company	5,880.00	6,180.00	6,800.00	\$566.67	\$4.33
6502	Pool Permit	360.00	350.35	350.35	\$29.20	\$0.22
6505	Pool Repairs / Supplies	600.00	400.00	600.00	\$50.00	\$0.38
Total Pool & Clubhouse:		6,840.00	6,930.35	7,750.35	645.86	4.93
Grounds Maintenance:						
7002	Fertilization & Chemicals	5,400.00	5,654.30	6,688.00	\$557.33	\$4.25
7003	Irrigation	1,200.00	932.74	1,200.00	\$100.00	\$0.76
7010	Lawn Service Contract	18,000.00	18,750.00	18,750.00	\$1,562.50	\$11.93
7070	Tree Trimming	3,420.00	3,130.00	3,420.00	\$285.00	\$2.18
7075	Plants, Sod and Mulch	1,200.00	500.00	1,200.00	\$100.00	\$0.76
Total Grounds Expenses:		29,220.00	28,967.04	31,258.00	2,604.83	19.88
Utilities:						
8001	Cable/Internet	99,600.00	99,928.72	79,200.00	\$6,600.00	\$50.38
8002	Cell Phone Reimbursement	600.00	600.00	600.00	\$50.00	\$0.38
8003	Electric (FPL)	24,000.00	24,489.46	28,163.40	\$2,346.95	\$17.92
8008	Telephone (8 lines)	3,600.00	3,359.16	3,600.00	\$300.00	\$2.29
8010	Trash (City Fees)	25,704.00	15,554.68	20,000.00	\$1,666.67	\$12.72
8132	Water & Sewer	72,000.00	64,863.84	72,000.00	\$6,000.00	\$45.80
Total Utilities:		225,504.00	208,795.86	203,563.40	\$16,963.62	\$129.49
TOTAL EXPENSES:		459,276.00	461,826.74	569,308.17	\$47,442.35	\$362.16
Reserve Savings:						
9004	Elevator	37,020.00	37,020.00		\$0.00	\$0.00
9015	Misc Building Components/Interest	2,856.00	2,856.00		\$0.00	\$0.00
9016	Paint	40,800.00	40,800.00		\$0.00	\$0.00
9018	Roads/Paving	6,780.00	6,780.00		\$0.00	\$0.00
9019	Roof	46,800.00	46,800.00		\$0.00	\$0.00
9020	Seawall	15,684.00	15,684.00		\$0.00	\$0.00
9024	Pool	15,600.00	15,600.00		\$0.00	\$0.00
9035	Laundry Machines	3,264.00	3,264.00		\$0.00	\$0.00
9030	Pooling Method Reserve Fund			168,804.00	\$14,067.00	\$107.38
Total Reserve Savings Expense:		168,804.00	168,804.00	168,804.00	14,067.00	107.38
TOTAL EXPENSES w/ RESERVES:		628,080.00	630,630.74	738,112.17	\$61,509.35	\$469.54
Net Profit (Loss)		\$ -	\$ 3,218.12	\$ -	0.00	
Monthly Assessment per Unit:		\$390.00		\$460.00		
Annual Increase:		\$70.00		\$70.00		