

WHITLEY BAY CONDOMINIUM APPROVED BUDGET  
January 1, 2024 to December 31, 2024

	2024 DRAFT BUDGET	MONTHLY BUDGET	MONTHLY UNIT COST
<b>INCOME</b>			
4001 · Homeowner Dues	\$ 791,040.00	65,920.00	\$ 1,030.00
<b>Total INCOME</b>	<b>\$ 791,040.00</b>	<b>\$ 65,920.00</b>	<b>\$ 1,030.00</b>
<b>ADMINISTRATIVE</b>			
5002 · Bank & Appfolio Fees/Coupon Books	\$ 845.00	70.42	1.10
5003 · Copies & Office Supplies	\$ 864.00	72.00	1.13
5004 · CPA Tax Return & Review	\$ 3,450.00	287.50	4.49
5006 - Decorations & Social Functions	\$ 1,000.00	83.33	1.30
5009 - DBPR Division Fees	\$ 256.00	21.33	0.33
5010 - Legal Fees	\$ 1,200.00	100.00	1.56
5011 · Management Fee	\$ 13,940.00	1,161.67	18.15
5019 · SCCA Dues/Bd classes	\$ 72.00	6.00	0.09
5028 · Postage	\$ 180.00	15.00	0.23
5031 · Sunbiz FL Div of Corp	\$ 62.00	5.17	0.08
<b>Total ADMINISTRATIVE</b>	<b>21,869.00</b>	<b>1,822.42</b>	<b>28.48</b>
<b>INSURANCE</b>			
5201 - Boiler & Machinery	\$ 1,070.00	89.17	1.39
5205 · Flood Insurance	\$ 23,845.00	1,987.08	31.05
5207 · Insurance Appraisal (last done 2020)	\$ -	0.00	0.00
5208 · Property Insurance (2% hurr deduct)	\$ 237,720.00	19,810.00	309.53
5209 · Umbrella Policy	\$ 1,430.00	119.17	1.86
5210 - Wind Mitigation Insp (last done 2018)	\$ -	0.00	0.00
5211 · Worker's Comp Insurance	\$ 2,073.00	172.75	2.70
5216 · G/L, D&O, Fidelity Bond	\$ 9,817.00	818.08	12.78
<b>Total INSURANCE</b>	<b>275,955.00</b>	<b>22,996.25</b>	<b>359.32</b>
<b>BUILDING MAINTENANCE</b>			
6001 · Air Conditioners (Common Areas)		0.00	0.00
6002 - Boilers & Hot Water System	\$ 1,500.00	125.00	1.95
6004 · Cooling Tower Maint & Repairs	\$ 5,400.00	450.00	7.03
6007 - Elevator Repairs / Inspections	\$ 1,200.00	100.00	1.56
6008 - Elevator Permits	\$ 150.00	12.50	0.20
6009 · Elevator Contract	\$ 11,571.00	964.25	15.07
6010 · Engineering Study	\$ 11,700.00	975.00	15.23
6011 · Exercise Room / Equip Repairs	\$ 500.00	41.67	0.65
6012 · Fire Alarm Monitoring/Repairs	\$ 963.00	80.25	1.25
6013 · Fire Extinguishers / Inspections	\$ 1,000.00	83.33	1.30
6014 · Fire Pump/Sprinklers Inspections	\$ 3,109.00	259.08	4.05
6015 - Fire System Repairs	\$ 4,000.00	333.33	5.21
6016 · Garage Door Maint & Repair	\$ 2,000.00	166.67	2.60
6017 · Generator Maint & Repairs	\$ 2,000.00	166.67	2.60
6018 · Janitorial Contract	\$ 26,268.00	2,189.00	34.20
6020 · Lighting Repairs and Supplies	\$ 1,800.00	150.00	2.34
Lobby Renovations		0.00	0.00
6021 · Locks and Keys	\$ 500.00	41.67	0.65
6022 - Maintenance Labor	\$ 48,860.00	4,071.67	63.62
6024 · Painting	\$ 1,200.00	100.00	1.56
6025 · Payroll Employer TAXES	\$ 3,421.00	285.08	4.45
6026 - Payroll Service CHARGES	\$ 480.00	40.00	0.63
6027 · Indoor Pest Control (B&R)	\$ 1,241.00	103.42	1.62
6028 - Plumbing Repairs	\$ 600.00	50.00	0.78

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6037 - Roof/Gutter Maintenance	\$ 920.00	76.67	1.20
6043 - Supplies & Equipment	\$ 10,000.00	833.33	13.02
6052 - Termite Bond	\$ 867.00	72.25	1.13
<b>Total BUILDING MAINTENANCE</b>	<b>141,250.00</b>	<b>11,770.83</b>	<b>183.92</b>
<b>POOL &amp; CLUBHOUSE</b>			
6501 - Pool & Spa Contract	\$ 4,800.00	400.00	6.25
6505 - Pool & Spa Repairs	\$ 3,000.00	250.00	3.91
6510 - Clubhouse Supplies & Maint	\$ 1,200.00	100.00	1.56
6520 - Pool & Spa Permits *exempted in '12	\$ 301.00	25.08	0.39
6525 - Shared Pool Expenses	\$ 11,486.00	957.17	14.96
<b>Total POOL &amp; CLUBHOUSE</b>	<b>20,787.00</b>	<b>1,732.25</b>	<b>27.07</b>
<b>GROUNDS</b>			
7003 - Irrigation Repairs		0.00	0.00
7010 - Lawn Contract/Grounds Maint	\$ 6,600.00	550.00	8.59
7050 - Irrigation Water (Reclaimed)	\$ 1,200.00	100.00	1.56
7070 - Tree Trimming	\$ 2,100.00	175.00	2.73
7075 - Plants, Trees, Mulch	\$ 3,000.00	250.00	3.91
7081 - Fertilization/Pest Control	\$ 1,830.00	152.50	2.38
<b>Total GROUNDS</b>	<b>14,730.00</b>	<b>1,227.50</b>	<b>19.18</b>
<b>UTILITIES</b>			
8001 - Cable, Internet, Phones-Spectrum	\$ 47,040.00	3,920.00	61.25
8003 - Electricity -Bldg 74646-92354	\$ 59,720.00	4,976.67	77.76
8004 - Electricity - Pool 81167-77320	\$ 4,915.00	409.58	6.40
8005 - Gas Meter-Bldg 1322537512	\$ 12,564.00	1,047.00	16.36
8006 - Gas Meter-Pool/Spa 3552437512	\$ 14,300.00	1,191.67	18.62
8009 - Phones - Elevators/Alarms	\$ 1,920.00	160.00	2.50
8010 - Trash Collection/Dumpster Rental	\$ 21,133.00	1,761.08	27.52
8015 - Office Fax	\$ 600.00	50.00	0.78
8134 - Sewer/Water Fire System 155348	\$ 1,162.00	96.83	1.51
8135 - Sewer & Water - Bldg 149862	\$ 42,542.00	3,545.17	55.39
8136 - Sewer/Water Pool/Spa 149822	\$ 800.00	66.67	1.04
<b>Total UTILITIES</b>	<b>206,696.00</b>	<b>17,224.67</b>	<b>269.14</b>
<b>TOTAL ANNUAL EXPENSES</b>	<b>681,287.00</b>	<b>56,773.92</b>	<b>887.09</b>
<b>9030 - POOLED Reserve Funds **</b>			
	\$ 109,753.00	8,837.17	138.08
<b>9036 - Borrowed Reserves Payback</b>			
<b>Total RESERVE FUNDING</b>	<b>109,753.00</b>	<b>8,837.17</b>	<b>138.08</b>
<b>TOTAL EXPENSES</b>	791,040.00	65,611.08	1,025.17
<b>Net Income</b>	<b>0.00</b>	<b>308.92</b>	<b>4.83</b>
<b>Monthly Fee per Unit:</b>	<b>\$ 1,030.00</b>		
<b>Increase (Decrease):</b>	\$ 53.00		
<b>Percentage Increase:</b>	5.15%		