

2017 APPROVED BUDGET

Account	Description	2014 Budget	2015 Budget	2016 Budget	Approved 2017 Budget	Percent of Increase
INCOME:						
00400	Maintenance Fee Income	1,619,871.00	1,711,605.00	1,764,503.00	1,764,503.00	0.00%
00406	Interest Income - S/A	0.00	0.00	0.00	0.00	0.00%
00410	Interest Income-Operating	600.00	600.00	600.00	600.00	0.00%
00420	late payment fees	1,000.00	1,000.00	1,000.00	1,000.00	0.00%
00421	Fines	0.00				0.00%
00425	Capital replacement reserve c	170,000.00	180,000.00	183,700.00	183,700.00	0.00%
00430	Application Fees	10,000.00	10,000.00	10,000.00	10,000.00	0.00%
00440	Laundry Revenue	25,000.00	25,000.00	25,000.00	25,000.00	0.00%
00445	Gate Revenue	0.00	500.00	500.00	500.00	0.00%
00465	Apartment Rental Income	15,000.00	15,000.00	15,120.00	15,120.00	0.00%
00470	Beach Property Use	17,850.00	19,350.00	19,350.00	20,000.00	3.36%
00499	Miscellaneous Income	300.00	300.00	300.00	300.00	0.00%
	TOTAL INCOME:	<u>1,859,621.00</u> =====	<u>1,963,355.00</u>	<u>2,020,073.00</u>	<u>2,020,723.00</u>	0.03%
EXPENSES						
PAYROLL EXPENSES						
00500	Salaries-Office	93,000.00	94,000.00	97,000.00	100,000.00	3.09%
00505	Salaries-Maintenance	154,500.00	173,700.00	175,500.00	180,000.00	2.56%
00510	Salaries-Housekeeping	126,000.00	129,100.00	105,000.00	105,000.00	0.00%
00515	FICA/SS Expense	30,000.00	30,300.00	28,878.00	29,452.00	1.99%
00516	Employee Health Medical Insur	90,000.00	45,000.00	40,000.00	31,000.00	-22.50%
00517	Payroll Administration (OASIS)	0.00	0.00	12,000.00	12,000.00	0.00%
00518	FUTA Tax Expense	1,500.00	1,500.00	1,600.00	1,600.00	0.00%
00519	SUTA Tax Expense	5,000.00	5,000.00	8,000.00	8,000.00	0.00%
	TOTAL PAYROLL EXPENSES	<u>500,000.00</u>	<u>478,600.00</u>	<u>467,978.00</u>	<u>467,052.00</u>	-0.20%
UTILITIES						
00520	Electric	48,000.00				
			48,000.00	48,000.00	50,400.00	5.00%
00521	Water/Sewer	170,000.00	170,000.00	171,000.00	175,000.00	2.34%
00522	Trash/Recycling	30,000.00	30,000.00	25,000.00	25,000.00	0.00%
00523	Gas/Pool Heat	25,000.00	26,500.00	26,500.00	26,500.00	0.00%
	TOTAL UTILITIES	<u>273,000.00</u>	<u>274,500.00</u>	<u>270,500.00</u>	<u>276,900.00</u>	2.37%
CONTRACT SERVICE EXPENSES						
00530	Lawn & Plantings Contract	103,000.00	100,000.00	103,000.00	103,000.00	0.00%
00532	Elevators Contract	27,000.00	28,100.00	29,000.00	24,000.00	-17.24%
00533	Comcast Cable Contract	103,500.00				
			98,000.00	100,940.00	103,000.00	2.04%
00535	Pest Control Contract	14,500.00	14,500.00	14,500.00	15,000.00	3.45%
00537	Fire Alarm Contract	1,200.00	1,200.00	1,200.00	1,200.00	0.00%

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00538	Air Conditioning Contract	3,100.00	3,100.00	3,100.00	2,000.00	-35.48%
00539	Pool Maintenance Contract	16,000.00	16,000.00	15,000.00	15,500.00	3.33%
00541	Fire Extinguishers	4,500.00	4,500.00	4,500.00	4,600.00	2.22%
00545	Computer Software Service	3,000.00	3,500.00	3,500.00	3,500.00	0.00%
00546	Copier Lease Agreement		1,880.00	2,280.00	3,000.00	31.58%
TOTAL CONTRACT SERVICE EXP		275,800.00	270,780.00	277,020.00	274,800.00	-0.80%

INSURANCE & TAXES

00551	Insurance Package	58,621.00	59,000.00	59,000.00	69,000.00	16.95%
00552	Insurance-Business Auto	200.00	150.00	0.00	0.00	0.00%
00553	Insurance-Windstorm	209,400.00	226,375.00	245,000.00	201,145.00	-17.90%
00554	Insurance-Employee Bond	500.00	500.00	500.00	530.00	6.00%
00555	Insurance-D & O Liability	4,000.00	4,000.00	4,000.00	4,000.00	0.00%
00556	Insurance-Umbrella	4,500.00	4,500.00	4,700.00	5,000.00	6.38%
00557	Insurance-Workers Comp.	12,900.00	13,150.00	12,000.00	12,000.00	0.00%
00558	Insurance-Flood	151,600.00	166,000.00	179,125.00	195,246.00	9.00%
00559	Federal Income Tax	5,000.00	3,000.00	3,000.00	3,000.00	0.00%
00560	FL Annual Charge	1,200.00	1,200.00	1,200.00	1,200.00	0.00%
TOTAL INSURANCE & TAXES		447,921.00	477,875.00	508,525.00	491,121.00	-3.42%

REPAIRS & MAINTENANCE

00577	Fire Alarm Maintenance	2,500.00	2,500.00	2,500.00	2,500.00	0.00%
00578	Elevator Maintenance	5,000.00	5,000.00	5,000.00	5,000.00	0.00%
00579	Tennis Court Maintenance	500.00	500.00	500.00	500.00	0.00%
00580	Pool Maintenance	6,000.00	6,000.00	6,000.00	6,000.00	0.00%
00581	Buildings	45,000.00	50,000.00	50,000.00	60,000.00	20.00%
00582	Beach Property	1,000.00	1,000.00	2,000.00	2,000.00	0.00%
00583	Housekeeping					
			8,500.00	8,000.00	10,000.00	25.00%
00584	Grounds-Other	25,000.00	30,000.00	30,000.00	30,000.00	0.00%
00585	Equipment	6,000.00	6,000.00	6,000.00	6,000.00	0.00%
00586	Equipment Repairs	4,000.00	5,000.00	5,000.00	5,000.00	0.00%
00587	Maintenance Supply	3,000.00	3,000.00	3,000.00	5,000.00	66.67%
00589	Copier	1,300.00	400.00	0.00	0.00	0.00%
00590	Golf Cart Repairs & Replacement				4,000.00	100.00%
00591	Manager's Apartment	500.00	500.00	500.00	500.00	0.00%
00592	Refunds	0.00	0.00	0.00	0.00	0.00%
00593	Gate Expense	0.00	500.00	3,000.00	3,000.00	0.00%
TOTAL REPAIRS & MAINTENANCE		107,800.00	118,400.00	118,500.00	139,500.00	17.72%

ADMINISTRATIVE EXPENSES

00600	Legal	6,000.00	8,000.00	8,000.00	8,000.00	0.00%
00601	Accounting	7,500.00	7,500.00	7,500.00	7,500.00	0.00%
00602	Office Supplies	4,500.00	4,500.00	4,500.00	4,500.00	0.00%
00603	Telephone	11,000.00	9,000.00	9,000.00	10,000.00	11.11%
00604	Dues & Other Administration	1,800.00	5,000.00	5,000.00	5,000.00	0.00%
00605	Newsletter & Mailing	1,800.00	1,000.00	1,000.00	1,000.00	0.00%

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00606	Condo. Mailings	3,300.00	3,000.00	3,300.00	3,300.00	0.00%
00608	Bank Charges	200.00	200.00	200.00	200.00	0.00%
00609	Advertising	150.00	150.00	1,000.00	1,000.00	0.00%
00610	Depreciation & Amortization	21,850.00	21,850.00	21,850.00	11,000.00	-49.66%
00613	Background Checks		1,500.00	3,000.00	4,000.00	33.33%
00620	Annual Reserve Study	1,000.00	1,000.00	1,000.00	1,000.00	0.00%
	TOTAL ADMINISTRATIVE EXPENS	59,100.00	62,700.00	65,350.00	56,500.00	-13.54%
 MAJOR MAINTENANCE						
00651	Carport Repair	1,000.00	0.00	500.00	500.00	0.00%
00652	Landscape Improvements	10,000.00	10,000.00	15,000.00	20,000.00	33.33%
00654	Operating Committee	15,000.00	15,000.00	15,000.00	15,000.00	0.00%
00656	Tennis Court Maint.	0.00	0.00	0.00	0.00	0.00%
00658	Gym	0.00	5,000.00	5,000.00	5,000.00	0.00%
00659	Well / Irrigation	0.00	20,000.00	15,000.00	15,000.00	0.00%
00660	New Projects	0.00	0.00	25,000.00	75,000.00	200.00%
00661	Concrete Repairs	0.00				
			50,000.00	50,000.00		-100.00%
	TOTAL PROPERTY IMPROVEMEN	26,000.00	100,000.00	125,500.00	130,500.00	3.98%
 SPECIAL ASSESSMENT EXP						
00678	Reserve Transfer	170,000.00	180,000.00	183,700.00	183,700.00	0.00%
	TOTAL RESERVE FUNDING	170,000.00	180,000.00	183,700.00	183,700.00	0.00%
	TOTAL EXPENSES	1,859,621.00	1,963,355.00	2,020,073.00	2,020,073.00	0.00%