

Windjammer Condominium Association of Lauderdale by the Sea, Florida, Inc.  
**Adopted Budget for January 1 through December 31, 2013**

	ANNUAL	MONTHLY	U/WEEK
<b>REVENUES</b>			
<b>4000 · Maintenance Fees</b>	<b>\$1,006,500.00</b>	<b>83,875.00</b>	<b>610.00</b>
Other income			
4020 · Rental Income Association Weeks	84,000.00	7,000.00	50.91
4030 · Sales Income Association Weeks	11,400.00	950.00	6.91
4040 · Late Fee Income	8,000.00	666.67	4.85
4050 · Telephone Income	0.00	0.00	0.00
4060 · Credit Card Processing fee	3,500.00	291.67	2.12
4070 · Storage Income	800.00	66.67	0.48
4080 · Interest Income	800.00	66.67	0.48
4085 · Processing fee income	3,000.00	250.00	1.82
4090 · Other Income	4,000.00	333.33	2.42
<b>Total other income</b>	<b>115,500.00</b>	<b>9,625.00</b>	<b>70.00</b>
<b>TOTAL REVENUES</b>	<b>\$1,122,000.00</b>	<b>\$93,500.00</b>	<b>\$680.00</b>
<b>OPERATING EXPENSES</b>			
Unrealized Revenue			
5010 · Assessment - Assoc Owned Weeks	136,000.00	11,333.33	82.42
5020 · Real Est Tax - Assoc Owned Weeks	7,000.00	583.33	4.24
5050 · Bad debts	25,000.00	2,083.33	15.15
<b>Total Unrealized Revenue</b>	<b>168,000.00</b>	<b>14,000.00</b>	<b>101.82</b>
<b>Prior Year Shortfall</b>	<b>25,000.00</b>	<b>2,083.33</b>	<b>15.15</b>
Salaries and Wages			
6110 · Office Wages	170,000.00	14,166.67	103.03
6120 · Non-Clerical Wages	160,000.00	13,333.33	96.97
6130 · Casual Labor	5,000.00	416.67	3.03
<b>Total Salaries and Wages</b>	<b>335,000.00</b>	<b>27,916.67</b>	<b>203.03</b>
Payroll Taxes			
6160 · FICA Tax Expense	23,600.00	1,966.67	14.30
6170 · FUTA Tax Expense	1,000.00	83.33	0.61
6180 · SUTA Tax Expense	5,300.00	441.67	3.21
<b>Total Payroll Taxes</b>	<b>29,900.00</b>	<b>2,491.67</b>	<b>18.12</b>
Benefits			
6210 · Health Insurance	13,000.00	1,083.33	7.88
<b>Total Benefits</b>	<b>13,000.00</b>	<b>1,083.33</b>	<b>7.88</b>
Bank & Credit Card Fees			
6310 · Bank Service Charges	900.00	75.00	0.55
6320 · Credit Card Fees	4,000.00	333.33	2.42
<b>Total Bank &amp; Credit Card Fees</b>	<b>4,900.00</b>	<b>408.33</b>	<b>2.97</b>
Advertising & Marketing			
6350 · Advertising	15,000.00	1,250.00	9.09
<b>Total Advertising &amp; Marketing</b>	<b>15,000.00</b>	<b>1,250.00</b>	<b>9.09</b>
Rent Expense			
6380 · Rent Expense Warehouse	2,500.00	208.33	1.52
6390 · Rent Expense Annex	6,000.00	500.00	3.64
<b>Total Rent Expense</b>	<b>8,500.00</b>	<b>708.33</b>	<b>5.15</b>
Insurance Expense			
6480 · Insurance, Property & Liability	51,000.00	4,250.00	30.91
6490 · Worker's Compensation	5,000.00	416.67	3.03
<b>Total Insurance Expense</b>	<b>56,000.00</b>	<b>4,666.67</b>	<b>33.94</b>
Licenses and Permits			
6510 · Licenses and Permits	1,000.00	83.33	0.61
<b>Total Licenses and Permits</b>	<b>1,000.00</b>	<b>83.33</b>	<b>0.61</b>
Management Fees			
6530 · Management Fees	64,000.00	5,333.33	38.79
<b>Total Management Fees</b>	<b>64,000.00</b>	<b>5,333.33</b>	<b>38.79</b>
Office Expense			
6610 · Administrative Expenses	4,000.00	333.33	2.42
6620 · Dues and Subscriptions	3,000.00	250.00	1.82
6630 · Postage and Delivery	3,800.00	316.67	2.30
6640 · Donations	1,500.00	125.00	0.91
<b>Total Office Expense</b>	<b>12,300.00</b>	<b>1,025.00</b>	<b>7.45</b>
Professional Fees			
6710 · Accounting services	3,300.00	275.00	2.00
6720 · Legal Fees	5,000.00	416.67	3.03

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6721 · Collection Proceedings	5,000.00	416.67	3.03
6722 · Foreclosure Actions	10,000.00	833.33	6.06
6725 - Professional fees	5,000.00	416.67	3.03
6730 · Annual Audit Fees	7,500.00	625.00	4.55
6790 · Engineering - Architectural	7,200.00	600.00	4.36
<b>Total Professional Fees</b>	<b>43,000.00</b>	<b>3,583.33</b>	<b>26.06</b>
Repairs			
6810 · Equipment Repairs	4,000.00	333.33	2.42
6820 · Equipment Expense A/C	4,500.00	375.00	2.73
6825 · Computer Repairs	1,000.00	83.33	0.61
<b>Total Repairs</b>	<b>9,500.00</b>	<b>791.67</b>	<b>5.76</b>
Maintenance			
6855 · Maint - Bldg & Grounds	30,000.00	2,500.00	18.18
6860 · Maint - Landscaping	4,000.00	333.33	2.42
6865 · Maint - Elevators	1,500.00	125.00	0.91
6870 · Maint - Pools	2,500.00	208.33	1.52
6880 - Maint - Pest control	2,000.00	166.67	1.21
6885 · Maint - Capital Improvements	5,000.00	416.67	3.03
<b>Total Maintenance</b>	<b>45,000.00</b>	<b>3,750.00</b>	<b>27.27</b>
Laundry and Linens			
6910 · Towels & Linens	5,000.00	416.67	3.03
6915 - Laundry Services	3,000.00	250.00	1.82
<b>Total Laundry and Linens</b>	<b>8,000.00</b>	<b>666.67</b>	<b>4.85</b>
Contracts			
6920 - Pools	3,000.00	250.00	1.82
6925 - Pest Control	3,500.00	291.67	2.12
6930 - Elevators	5,100.00	425.00	3.09
6935 - Waste Removal	8,600.00	716.67	5.21
6940 - Alarm Monitoring	600.00	50.00	0.36
6945 - Postage Equipment Lease	2,100.00	175.00	1.27
6950 - Software support	2,300.00	191.67	1.39
6955 - Copier Maintenance Contract	1,300.00	108.33	0.79
6960 - IT Support	1,400.00	116.67	0.85
<b>Total Contracts</b>	<b>27,900.00</b>	<b>2,325.00</b>	<b>16.91</b>
Supplies			
7210 · Supplies, Office	5,000.00	416.67	3.03
7220 · Supplies, Cleaning	7,000.00	583.33	4.24
7230 - Unit Supplies	6,000.00	500.00	3.64
<b>Total Supplies</b>	<b>18,000.00</b>	<b>1,500.00</b>	<b>10.91</b>
Travel Costs			
7510 - Travel Expense	500.00	41.67	0.30
<b>Total Travel Costs</b>	<b>500.00</b>	<b>41.67</b>	<b>0.30</b>
Guest Goodwill			
7570 · Guest Certificates	1,000.00	83.33	0.61
<b>Total Guest Goodwill</b>	<b>1,000.00</b>	<b>83.33</b>	<b>0.61</b>
Utilities			
7610 · Electric	32,000.00	2,666.67	19.39
7620 · Water	20,000.00	1,666.67	12.12
7630 · Telephone	7,000.00	583.33	4.24
7640 · Cable, TV	12,000.00	1,000.00	7.27
7650 · Gas	6,500.00	541.67	3.94
<b>Total Utilities</b>	<b>77,500.00</b>	<b>6,458.33</b>	<b>46.97</b>
<b>Prior Year Shortfall</b>	<b>25,000.00</b>	<b>2,083.33</b>	<b>15.15</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$963,000.00</b>	80,250.00	583.64
<b>RESERVE FUNDING</b>			
8500 · Reserves	159,000.00	13,250.00	96.36
<b>TOTAL RESERVE FUNDING</b>	<b>159,000.00</b>	<b>13,250.00</b>	<b>96.36</b>
<b>TOTAL EXPENSES</b>	<b>1,122,000.00</b>	93,500.00	680.00
Less Total Other Income	115,500.00	9,625.00	70.00
<b>NET OPERATING EXPENSES</b>	<b>\$1,006,500.00</b>	<b>83,875.00</b>	<b>610.00</b>

**Estimated property taxes for 2012**

**\$42,000.00                      3,500.00                      25**

Billed on a pro-rata share and will be added to your statement  
Total number of 7 day intervals for owner use: 1650