

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

	ANNUAL	MONTHLY	U/WEEK
REVENUES			
4000 · Maintenance Fees	\$1,006,500.00	83,875.00	610.00
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
Total other income	115,500.00	9,625.00	70.00
TOTAL REVENUES	\$1,122,000.00	\$93,500.00	\$680.00
OPERATING EXPENSES			
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
Total Unrealized Revenue	168,000.00	14,000.00	101.82
Prior Year Shortfall	25,000.00	2,083.33	15.15
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
Total Salaries and Wages	335,000.00	27,916.67	203.03
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
Total Payroll Taxes	29,900.00	2,491.67	18.12
Benefits			
6210 · Health Insurance	13,000.00	1,083.33	7.88
Total Benefits	13,000.00	1,083.33	7.88
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
Total Bank & Credit Card Fees	4,900.00	408.33	2.97
Advertising & Marketing			
6350 · Advertising	15,000.00	1,250.00	9.09
Total Advertising & Marketing	15,000.00	1,250.00	9.09
Rent Expense			
6380 · Rent Expense Warehouse	2,500.00	208.33	1.52
6390 · Rent Expense Annex	6,000.00	500.00	3.64
Total Rent Expense	8,500.00	708.33	5.15
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
Total Insurance Expense	56,000.00	4,666.67	33.94
Licenses and Permits			
6510 · Licenses and Permits	1,000.00	83.33	0.61
Total Licenses and Permits	1,000.00	83.33	0.61
Management Fees			
6530 · Management Fees	64,000.00	5,333.33	38.79
Total Management Fees	64,000.00	5,333.33	38.79
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
Total Office Expense	12,300.00	1,025.00	7.45
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
Total Professional Fees	43,000.00	3,583.33	26.06
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
Total Repairs	9,500.00	791.67	5.76
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
Total Maintenance	45,000.00	3,750.00	27.27
Laundry and Linens			
6910 · Towels & Linens	5,000.00	416.67	3.03
6915 - Laundry Services	3,000.00	250.00	1.82
Total Laundry and Linens	8,000.00	666.67	4.85
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
Total Contracts	27,900.00	2,325.00	16.91
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
Total Supplies	18,000.00	1,500.00	10.91
Travel Costs			
7510 - Travel Expense	500.00	41.67	0.30
Total Travel Costs	500.00	41.67	0.30
Guest Goodwill			
7570 · Guest Certificates	1,000.00	83.33	0.61
Total Guest Goodwill	1,000.00	83.33	0.61
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
Total Utilities	77,500.00	6,458.33	46.97
Prior Year Shortfall	25,000.00	2,083.33	15.15
TOTAL OPERATING EXPENSES	\$963,000.00	80,250.00	583.64
RESERVE FUNDING			
8500 · Reserves	159,000.00	13,250.00	96.36
TOTAL RESERVE FUNDING	159,000.00	13,250.00	96.36
TOTAL EXPENSES	1,122,000.00	93,500.00	680.00
Less Total Other Income	115,500.00	9,625.00	70.00
NET OPERATING EXPENSES	\$1,006,500.00	83,875.00	610.00

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