

Windjammer Condominium Association of Lauderdale by the Sea, Florida, Inc.
PROPOSED BUDGET JANUARY 1 TO DECEMBER 31, 2010

Acct. No.		ANNUAL	MONTH	UNIT/WEEK
REVENUES				
5010	Maintenance Fees	\$988,343.00	\$82,361.92	\$599.00
5025	Telephone Income	\$4,000.00	\$333.33	\$2.42
5030	Interest	\$4,200.00	\$350.00	\$2.55
5040	Miscellaneous Income	\$3,500.00	\$291.67	\$2.12
5045	Rental Income -Assn Weeks	\$30,000.00	\$2,500.00	\$18.18
5060	Sales-Assn Weeks	\$10,000.00	\$833.33	\$6.06
	Roll over 2009	\$10,000.00	\$833.33	\$6.06
	SUB-TOTAL REVENUES	\$1,050,043.00	\$87,503.58	\$636.39
OPERATING EXPENSES				
8050	Administrative Services	\$15,688.00	\$1,307.33	\$9.51
8060	Advertizing	\$7,950.00	\$662.50	\$4.82
8070	Annual Audit	\$7,950.00	\$662.50	\$4.82
8072	Depreciation Expense	\$3,816.00	\$318.00	\$2.31
8110	Casual Labor	\$9,540.00	\$795.00	\$5.78
8120	Payroll -Non Clerical	\$159,000.00	\$13,250.00	\$96.36
8130	Payroll-Clerical	\$107,621.00	\$8,968.42	\$65.22
8140	Payroll Taxes-Employer	\$21,730.00	\$1,810.83	\$13.17
8150	Assessment-Assn Owned Weeks	\$102,800.00	\$8,566.67	\$62.30
8160	Real Estate Taxes-Assn Weeks	\$9,000.00	\$750.00	\$5.45
8190	U/W-Write Off and Foreclosures	\$15,900.00	\$1,325.00	\$9.64
8200	Bad debts	\$12,720.00	\$1,060.00	\$7.71
8250	Cleaning Supplies	\$9,540.00	\$795.00	\$5.78
8310	Cost of Sales-Assn Owned Weeks	\$2,650.00	\$220.83	\$1.61
8375	Credit Card/Bank Fees/Interest	\$12,720.00	\$1,060.00	\$7.71
8400	Fla, Division Fees	\$3,498.00	\$291.50	\$2.12
8450	Fees and Licenses	\$4,240.00	\$353.33	\$2.57
8500	Insurance Bldg	\$59,360.00	\$4,946.67	\$35.98
8510	Insurance Med/life	\$8,480.00	\$706.67	\$5.14
8520	Insurance-Workers Comp	\$10,176.00	\$848.00	\$6.17
8600	Laundry and Linen	\$7,950.00	\$662.50	\$4.82
8645	Maintenance - Contracts 2010	\$35,500.00	\$2,958.33	\$21.52
8650	Maint. Buildings and Grounds	\$50,880.00	\$4,240.00	\$30.84
8655	Landscaping	\$5,300.00	\$441.67	\$3.21
8660	Maint.-Elevator	\$8,480.00	\$706.67	\$5.14
8680	Maint-Pools	\$5,300.00	\$441.67	\$3.21
8690	Maint-Trash Removal	\$8,636.00	\$719.67	\$5.23
8700	Management Fee	\$59,680.00	\$4,973.33	\$36.17
8750	Professional Services	\$23,320.00	\$1,943.33	\$14.13
8800	Office Supplies	\$15,339.00	\$1,278.25	\$9.30
8810	Utitiies - Cable TV	\$11,660.00	\$971.67	\$7.07
8820	Utilities - Electric	\$42,400.00	\$3,533.33	\$25.70
8830	Utilities -Gas	\$7,950.00	\$662.50	\$4.82
8840	Utilities - Telephone	\$13,780.00	\$1,148.33	\$8.35
8850	Utilities-Water/Sewer	\$21,200.00	\$1,766.67	\$12.85
8890	Maint - Capital Improvements	\$10,600.00	\$883.33	\$6.42
	SUB-TOTAL EXPENSE	\$912,354.00	\$76,029.50	\$552.94
RESERVES:				
3600	Furniture,fixture & equip.	\$72,500.00	\$6,041.67	\$43.94
3610	Roof	\$7,980.00	\$665.00	\$4.84
3620	Elevator	\$2,523.00	\$210.25	\$1.53
3625	Elevettes (4)	\$9,283.00	\$773.58	\$5.63
3630	Paving	\$4,247.00	\$353.92	\$2.57
3640	Painting	\$7,985.00	\$665.42	\$4.84
3650	Pools	\$6,670.00	\$555.83	\$4.04
3660	Seawall/concrete restoration	\$6,897.00	\$574.75	\$4.18
3710	Deferred Maintenance	\$10,651.00	\$887.58	\$6.46
3730	Underground Utilities	\$5,953.00	\$496.08	\$3.61
3795	Hurricane Recovery Fund	\$3,000.00	\$250.00	\$1.82
	SUB-TOTAL CAP RESERVE EXPENSES	\$137,689.00	\$11,474.08	\$83.45
		\$1,050,043.00	\$87,503.58	\$636.39
	LESS MISCELLANEOUS INCOME	\$61,700.00	\$5,141.67	\$37.39
	NET OPERATING EXPENSES	\$988,343.00	\$82,361.92	\$599.00

Real Estate Taxes

\$90,700.00

Billed on a pro-rata share and will be added to your statement

Total number of 7 day intervals for owner use: 1650