

Windjammer Condominium Association of Lauderdale by the Sea, Florida, Inc.  
**Adopted Budget for January 1 through December 31, 2014**

	ANNUAL	MONTHLY	U/WEEK
<b>REVENUES</b>			
<b>4000 · Maintenance Fees</b>	<b>\$1,042,800.00</b>	<b>86,900.00</b>	<b>632.00</b>
Other income			
4020 · Rental Income Association Weeks	90,000.00	7,500.00	54.55
4030 · Sales Income Association Weeks	10,000.00	833.33	6.06
4040 · Late Fee Income	6,000.00	500.00	3.64
4050 · Telephone Income	0.00	0.00	0.00
4060 · Credit Card Processing fee	4,000.00	333.33	2.42
4070 · Storage Income	800.00	66.67	0.48
4080 · Interest Income	300.00	25.00	0.18
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>118,100.00</b>	<b>9,841.67</b>	<b>71.58</b>
<b>TOTAL REVENUES</b>	<b>\$1,160,900.00</b>	<b>\$96,741.67</b>	<b>\$703.58</b>
<b>OPERATING EXPENSES</b>			
Unrealized Revenue			
5010 · Assessment - Assoc Owned Weeks	163,000.00	13,583.33	98.79
5020 · Real Est Tax - Assoc Owned Weeks	7,635.00	636.25	4.63
5050 · Bad debts	25,000.00	2,083.33	15.15
<b>Total Unrealized Revenue</b>	<b>195,635.00</b>	<b>16,302.92</b>	<b>118.57</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	175,000.00	14,583.33	106.06
6120 · Non-Clerical Wages	162,000.00	13,500.00	98.18
6130 · Casual Labor	5,000.00	416.67	3.03
<b>Total Salaries and Wages</b>	<b>342,000.00</b>	<b>28,500.00</b>	<b>207.27</b>
Payroll Taxes			
6160 · FICA Tax Expense	26,000.00	2,166.67	15.76
6170 · FUTA Tax Expense	2,500.00	208.33	1.52
6180 · SUTA Tax Expense	6,000.00	500.00	3.64
<b>Total Payroll Taxes</b>	<b>34,500.00</b>	<b>2,875.00</b>	<b>20.91</b>
Benefits			
6210 · Health Insurance	15,000.00	1,250.00	9.09
<b>Total Benefits</b>	<b>15,000.00</b>	<b>1,250.00</b>	<b>9.09</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	20,000.00	1,666.67	12.12
<b>Total Advertising &amp; Marketing</b>	<b>20,000.00</b>	<b>1,666.67</b>	<b>12.12</b>
Rent Expense			
6380 · Rent Expense Warehouse	4,800.00	400.00	2.91
6390 · Rent Expense Annex	0.00	0.00	0.00
<b>Total Rent Expense</b>	<b>4,800.00</b>	<b>400.00</b>	<b>2.91</b>
Insurance Expense			
6480 · Insurance, Property & Liability	55,000.00	4,583.33	33.33
6490 · Worker's Compensation	8,215.00	684.58	4.98
<b>Total Insurance Expense</b>	<b>63,215.00</b>	<b>5,267.92</b>	<b>38.31</b>
Licenses and Permits			
6510 · Licenses and Permits	1,500.00	125.00	0.91
<b>Total Licenses and Permits</b>	<b>1,500.00</b>	<b>125.00</b>	<b>0.91</b>
Management Fees			
6530 · Management Fees	66,000.00	5,500.00	40.00
<b>Total Management Fees</b>	<b>66,000.00</b>	<b>5,500.00</b>	<b>40.00</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	1,500.00	125.00	0.91
6720 · Legal Fees	2,000.00	166.67	1.21

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6721 · Collection Proceedings	1,500.00	125.00	0.91
6722 · Foreclosure Actions	2,000.00	166.67	1.21
6725 · Professional fees	8,000.00	666.67	4.85
6730 · Annual Audit Fees	7,500.00	625.00	4.55
6790 · Engineering - Architectural	2,000.00	166.67	1.21
<b>Total Professional Fees</b>	<b>24,500.00</b>	<b>2,041.67</b>	<b>14.85</b>
Repairs			
6810 · Equipment Repairs	4,000.00	333.33	2.42
6820 · Equipment Expense A/C	5,000.00	416.67	3.03
6825 · Computer Repairs	500.00	41.67	0.30
<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	3,000.00	250.00	1.82
6865 · Maint - Elevators	1,500.00	125.00	0.91
6870 · Maint - Pools	2,000.00	166.67	1.21
6880 · Maint - Pest control	1,500.00	125.00	0.91
6885 · Maint - Capital Improvements	5,000.00	416.67	3.03
<b>Total Maintenance</b>	<b>43,000.00</b>	<b>3,583.33</b>	<b>26.06</b>
Laundry and Linens			
6910 · Towels & Linens	7,000.00	583.33	4.24
6915 · Laundry Services	3,000.00	250.00	1.82
<b>Total Laundry and Linens</b>	<b>10,000.00</b>	<b>833.33</b>	<b>6.06</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	1,500.00	125.00	0.91
6950 · Software support	2,300.00	191.67	1.39
6955 · Copier Maintenance Contract	1,300.00	108.33	0.79
6960 · IT Support	2,000.00	166.67	1.21
<b>Total Contracts</b>	<b>27,900.00</b>	<b>2,325.00</b>	<b>16.91</b>
Supplies			
7210 · Supplies, Office	6,000.00	500.00	3.64
7220 · Supplies, Cleaning	14,000.00	1,166.67	8.48
7230 · Unit Supplies	6,000.00	500.00	3.64
<b>Total Supplies</b>	<b>26,000.00</b>	<b>2,166.67</b>	<b>15.76</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	2,500.00	208.33	1.52
<b>Total Guest Goodwill</b>	<b>2,500.00</b>	<b>208.33</b>	<b>1.52</b>
Utilities			
7610 · Electric	36,000.00	3,000.00	21.82
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	7,000.00	583.33	4.24
<b>Total Utilities</b>	<b>82,000.00</b>	<b>6,833.33</b>	<b>49.70</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>\$1,010,750.00</b>	84,229.17	612.58
<b>RESERVE FUNDING</b>			
8500 · Reserves	150,150.00	12,512.50	91.00
<b>TOTAL RESERVE FUNDING</b>	<b>150,150.00</b>	<b>12,512.50</b>	<b>91.00</b>
<b>TOTAL EXPENSES</b>	<b>1,160,900.00</b>	96,741.67	703.58
Less Total Other Income	118,100.00	9,841.67	71.58
<b>NET OPERATING EXPENSES</b>	<b>\$1,042,800.00</b>	<b>86,900.00</b>	<b>632.00</b>

**Estimated property taxes for 2013** **\$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