

	2023 Approved Budget	Approved 2022 Budget	2023 Approved Budget
Ordinary Income	Quarterly Maintenance Fees	3,247,623.00	3,488,645.00
	Damage Waiver Fees - 5%	10,000.00	10,000.00
	Commission - 7 %	19,000.00	19,000.00
	Tiki Hut/Snack Shack - 7%	32,000.00	32,000.00
	Registration Reimbursement Fees	200,000.00	145,000.00
Timeshare Income	Timeshare - Admin Costs	20,000.00	20,000.00
Vending Income	Game Room Commissions	1,000.00	3,000.00
	Vending Machine Commissions	5,000.00	5,000.00
	Laundromat Income	2,500.00	3,000.00
Work Order Income	Work Order - Labor	35,000.00	30,000.00
	Work Order - Materials	30,000.00	40,000.00
Other Income	Estoppel Fees	6,000.00	6,000.00
	Interest Earned - Operating	800.00	800.00
	Finance Charges - Income	4,000.00	2,500.00
	Misc Income	2,000.00	2,000.00
	Repairs - Vandalism	2,000.00	2,000.00
	ATM Commissions	1,500.00	1,500.00
Lease Income	Lease - Storage Closet	562.00	562.00
	Lease - Beach Services	130,000.00	130,000.00
	Lease - Bikini Bob's	16,665.00	17,165.00
	Lease - Student Breaks	15,397.00	15,858.00
	Admin Lease	163,914.00	168,422.00
Total Income		3,944,961.00	4,142,452.00

Expense

Administrative Expense

	Accountant Fees	18,000.00	18,000.00
	Payroll Fees - Payroll Service	6,000.00	6,000.00
	Postage Expense	4,000.00	4,000.00
	Salary - General Manager	75,000.00	75,000.00
	Salary Bookkeeper/Admin	39,520.00	41,600.00
	Background & Drug Screens	1,000.00	1,000.00
	Company Medicare	5,000.00	10,000.00
	Company Social Security	22,000.00	25,000.00
	FUTA	860.00	1,700.00
	SUTA	3,600.00	4,400.00

	Office Expenses	5,200.00	5,200.00
	Equipment Lease	2,200.00	2,200.00
	IT Computer Support	7,500.00	8,000.00
	Mat (Rugs) Rentals	2,500.00	2,500.00
	Outside Services G & A - Other	1,500.00	1,500.00
	Misc Expense	100.00	100.00
	CPA Audit	10,725.00	12,000.00
	Legal - General	30,000.00	30,000.00
	Bank Charges	1,000.00	1,400.00
	Sales Tax Expense	10,000.00	12,000.00
	Owners Meeting	500.00	500.00
	Meals and Entertainment - Other	100.00	100.00
	5923 Electronic Voting	1,000.00	1,000.00
	Licesnes & Permits	3,500.00	3,500.00
	Membership and Subscriptions	1,000.00	1,000.00
	Uniforms	3,500.00	3,500.00
	Printed Materials	6,500.00	6,500.00
	Employee Bonus	7,000.00	8,500.00
	Allowance for Bad Debts	5,000.00	3,000.00
	Software & Computer	5,000.00	7,000.00
	Auto Fuel & Maintenance	3,000.00	4,000.00
	Insurance Expense		
	Insurance - Workers Comp	20,000.00	25,500.00
	Insurance Appraisal	0.00	500.00
	Auto Insurance	2,000.00	2,000.00
	Insurance Health	70,000.00	80,000.00
	Property Insurance	560,000.00	950,000.00
	Flood Insurance	70,000.00	77,000.00
	Pool & Spa Expense		
	R&M Pool Repairs	6,000.00	7,000.00
	Pool Service - Contract	84,000.00	84,000.00
	Utilities Expense		
	Wireless Service - WiFi	155,250.00	155,250.00
	TV Service	80,000.00	113,000.00
	Water & Sewer	295,000.00	295,000.00
	Telephone	6,000.00	6,300.00
	Electricity	125,000.00	110,000.00
	Gas	40,000.00	40,000.00
	Refuse Collection	70,000.00	80,000.00
	Cell Phones	2,000.00	2,500.00
	Housekeeping Expense		
	Wages - Housekeeping	31,200.00	31,200.00
	Supplies - Housekeeping	17,000.00	25,000.00
	Security Expense		
	Security - Contract	350,000.00	280,000.00
	Salary- Director		45,760.00
	Salary- Supervisor		37,440.00

	Salary- Overtime		6,000.00
	Security Equipment	2,000.00	3,000.00
	Security Wristbands	9,000.00	12,000.00
Elevator Expense			
	Elevators R&M	10,000.00	7,500.00
	Elevator Maintenance - Contract	24,000.00	24,000.00
Maintenance Expense			
Units	Work Order Materials - Owner Reimbur	67,000.00	30,000.00
	Salary - Maintenance Supervisor	47,840.00	43,680.00
	Outside Services - Owner Reimburse	1,000.00	1,000.00
Building	Betterments	20,000.00	22,000.00
	Laundramat	4,000.00	20,000.00
	Salaries - Maintenance - In House	100,000.00	114,400.00
	Salaries - Maintenance - Contract	31,200.00	35,360.00
	Materials and Supplies	30,000.00	25,000.00
	Outside Services	45,000.00	50,000.00
	Damages	1,000.00	1,000.00
	Fire Alarm Monitoring and Repair	20,000.00	20,000.00
	Pest Control	12,000.00	20,000.00
	Fitness Equipment	500.00	500.00
	Small Tools & Equipment	4,000.00	2,000.00
Grounds	Supplies - Grounds	8,000.00	15,000.00
	Furniture - Pool Deck	5,000.00	5,000.00
	Wages - Grounds - In House	200,720.00	171,600.00
	Wages - Grounds - Contract	140,800.00	171,360.00
	Lawn Care	8,000.00	8,000.00
	EZ Care Carts - Maintenance & Repair	2,500.00	12,000.00
	Boardwalk Repairs	2,000.00	2,000.00
Reserves	Annual Reserve Contribution	912,146.00	\$565,402.00
	Reserve Study	7,000.00	7,000.00
Expenses Total		3,979,961.00	4,142,452.00

Removed Category- W/O Labor

15,000.00

3,994,961.00