	0000 4	Approved 2022	2023 Approved
	2023 Approved Budget	Budget	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
Salaray 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

Equipment Lease		I	F 000 00	F 000 00
IT Computer Support		Office Expenses	5,200.00	5,200.00
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           \$922 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         3,500.00           Allowance for Bad Debts         5,000.00         3,500.00           Software & Computer         5,000.00         7,000.00           Auto Fuel & Maintenance         3,000.00         7,000.00           Insurance Expense         Insurance Health         70,000.00         5		· · ·		·
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           Owners Meeting         500.00         500.00           Meals and Entertainment - Other         100.00         100.00           \$923 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         3,000.00           Altowance 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 Appraisal         0.00         500.00           Auto Insurance         20,000.00         25,500.00           Pool & Spa Expense         70,000.00         77,000.00				
Misc Expense		` ' ' '		
CPA Audit		Outside Services G & A - Other		
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   1,000.00     S923 Electronic Voting   1,000.00   1,000.00     Licosnes & Permits   3,500.00   3,500.00     Membership and Subscriptions   1,000.00   1,000.00     Uniforms   3,500.00   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   1		Misc Expense	100.00	100.00
Bank Charges		CPA Audit	10,725.00	12,000.00
Sales Tax Expense		Legal - General	30,000.00	30,000.00
Dwners Meeting		Bank Charges	1,000.00	1,400.00
Meals and Entertainment - Other		Sales Tax Expense	10,000.00	12,000.00
Sega Electronic Voting		Owners Meeting	500.00	500.00
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   7,000.00     Software & Computer   5,000.00   7,000.00     Auto Fuel & Maintenance   3,000.00   4,000.00     Insurance Expense		Meals and Entertainment - Other	100.00	100.00
Membership and Subscriptions		5923 Electronic Voting	1,000.00	1,000.00
Uniforms		Licesnes & Permits	3,500.00	3,500.00
Printed Materials		Membership and Subscriptions	1,000.00	1,000.00
Employee Bonus		Uniforms	3,500.00	3,500.00
Employee Bonus		Printed Materials	6,500.00	6,500.00
Allowance for Bad Debts   5,000.00   3,000.00		Employee Bonus	7,000.00	
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			5,000.00	
Auto Fuel & Maintenance   3,000.00		Software & Computer		
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		-		
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	Insurance Expense		5,555.55	.,,,,,,
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	modiano Exponeo	Insurance - Workers Comp	20,000,00	25 500 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  R&M Pool Repairs 6,000.00 7,000.00 Pool & Spa Expense 8  R&M Pool Repairs 6,000.00 7,000.00  Utilities Expense 155,250.00 155,250.00 TV Service 80,000.00 113,000.00 Water & Sewer 295,000.00 295,000.00 Water & Sewer 295,000.00 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 8  Wages - Housekeeping 31,200.00 31,200.00 Security Expense 5 Security - Contract 350,000.00 280,000.00 Salary- Director 350,000.00 280,000.00		•		
Insurance Health		• • • • • • • • • • • • • • • • • • • •		
Property Insurance   560,000.00   950,000.00				
Flood Insurance   70,000.00   77,000.00				
R&M Pool Repairs   6,000.00   7,000.00				
R&M Pool Repairs       6,000.00       7,000.00         Pool Service - Contract       84,000.00       84,000.00         Utilities Expense       155,250.00       155,250.00         Wireless Service - WiFI       155,250.00       113,000.00         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       31,200.00       31,200.00         Supplies - Housekeeping       17,000.00       25,000.00         Security - Contract       350,000.00       280,000.00         Salary- Director       45,760.00	Deal 9 Cas Evanas	Flood Histiratice	70,000.00	77,000.00
Pool Service - Contract   84,000.00   84,000.00	Pool & Spa Expense	DOM Dool Domoins	6,000,00	7,000,00
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         31,200.00         31,200.00           Supplies - Housekeeping         17,000.00         25,000.00           Security Expense         350,000.00         280,000.00           Salary- Director         45,760.00			· ·	
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   31,200.00   31,200.00     Supplies - Housekeeping   17,000.00   25,000.00     Security Expense   350,000.00   280,000.00     Salary- Director   350,000.00   280,000.00		Pool Service - Contract	64,000.00	64,000.00
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 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	Utilities Expense	NO. 1 0 1 NO.	455.050.00	455,050,00
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         31,200.00         31,200.00           Supplies - Housekeeping         17,000.00         25,000.00           Security Expense         350,000.00         280,000.00           Salary- Director         45,760.00				
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         31,200.00         31,200.00           Supplies - Housekeeping         17,000.00         25,000.00           Security Expense         350,000.00         280,000.00           Salary- Director         45,760.00				·
Electricity			· · ·	
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       31,200.00       31,200.00         Supplies - Housekeeping       17,000.00       25,000.00         Security Expense       350,000.00       280,000.00         Salary- Director       45,760.00		<u> </u>		
Refuse Collection         70,000.00         80,000.00           Cell Phones         2,000.00         2,500.00           Housekeeping Expense         31,200.00         31,200.00           Supplies - Housekeeping         17,000.00         25,000.00           Security Expense         350,000.00         280,000.00           Salary- Director         45,760.00		-		
Cell Phones         2,000.00         2,500.00           Housekeeping Expense         31,200.00         31,200.00           Wages - Housekeeping         17,000.00         25,000.00           Security Expense         350,000.00         280,000.00           Salary- Director         45,760.00			·	
Housekeeping Expense   Wages - Housekeeping   31,200.00   31,200.00				
Wages - Housekeeping         31,200.00         31,200.00           Supplies - Housekeeping         17,000.00         25,000.00           Security Expense         350,000.00         280,000.00           Salary- Director         45,760.00		Cell Phones	2,000.00	2,500.00
Supplies - Housekeeping         17,000.00         25,000.00           Security Expense         350,000.00         280,000.00           Salary- Director         45,760.00	Housekeeping Expens			
Security Expense   Security - Contract   350,000.00   280,000.00   280,000.00   280,760.00   2		Wages - Housekeeping		31,200.00
Security - Contract         350,000.00         280,000.00           Salary- Director         45,760.00		Supplies - Housekeeping	17,000.00	25,000.00
Salary- Director 45,760.00	Security Expense			
		Security - Contract	350,000.00	280,000.00
Salary- Supervisor 37,440.00		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
1.6361 463	Reserve Study	7,000.00	7,000.00
	ineserve 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