

2020 Operating Budget

	2016 Actual	2017 Actual	2018 Actual	2019 Budget	2019 Actual thru 9/30/2019	2020 Request	Notes
Revenue							
4100 Operating Funds							
4110 Maintenance Fees	1,169,640.00	1,231,200.00	1,285,333.00	1,313,280.00	984,307.00	1,436,400.00	700.00
4120 Interest	486.46	678.34	2,506.53	1,500.00	3,242.31	3,500.00	
4130 Late Fee / NSF Charges	860.13	255.00	825.00	700.00	3,648.06	1,000.00	
4140 Consent to Transfer	1,500.00	850.00	1,400.00	500.00	750.00	750.00	
4150 Security Keys	242.25	421.00	903.00	500.00	-43.79		
4160 Faxes and Copy Fees	18.40	50.70	32.15	50.00	19.40	50.00	
4165 Rental Application Fees			3,300.00	2,000.00	5,300.00	5,000.00	
4170 Mailbox Locks	30.00	30.00	0.00			0.00	
4180 Condominium Documents		350.00	400.00	300.00	0.00	0.00	
4190 Miscellaneous Income	12,697.38	1,848.47	4,628.00	1,500.00	5,809.89	21,000.00	17,200 from Comcast
4195 Prior Years Carryover	48,000.00						
Total 4100 Operating Funds	\$ 1,233,474.62	\$ 1,235,683.51	\$ 1,299,327.68	\$ 1,320,330.00	\$ 1,003,032.87	\$ 1,467,700.00	
Expenditures							
5100 Personnel							
5110 Salary ~ Manager	47,891.28	51,249.60	59,590.14	62,400.00	46,080.00	64,900.00	
5120 Wages~Office Administrator	13,630.00	14,549.20	21,546.75	24,520.00	10,077.50	18,000.00	
5130 Wages ~ Maintenance	25,493.28	26,864.88	22,978.72	33,200.00	27,360.00	35,000.00	
5135 Maintenance Contract			5,638.00				
5140 Wages ~ Housekeeping	39,744.60	19,237.10	7,579.00				
5145 Housekeeping Contractor		18,899.52	17,120.00	30,000.00	27,090.00	40,000.00	
5155 - Wages Paid - All Staff		0.00	0.00				
5160 Soc. Sec. / Medicare Taxes	9,704.44	308.20	0.00	9,200.00	0.00		
5165 - Employer Payroll Taxes Paid		4,642.56	8,479.68	0.00	7,273.89	10,000.00	
5170 Federal Unemployment (940)	168.00	0.00	0.00	0.00	23.56		
5175 Florida Unemployment Tax	49.81	0.00	0.00				
5180 Health Insurance	6,491.00	2,244.75	0.00	16,800.00	11,200.00	16,800.00	
5190 Continued Education	330.00		810.55	200.00	0.00	200.00	
5195 Uniform Allowance	295.47	74.20	398.56	500.00	161.35	500.00	
Total 5100 Personnel	\$ 143,797.88	\$ 138,070.01	\$ 144,141.40	\$ 176,820.00	\$ 129,266.30	\$ 185,400.00	
5200 Administration							
5210 Mileage Reimbursement			0.00				
5220 Cell Phone	204.82	838.13	1,363.97	850.00	437.76	800.00	
5235 IT Equipment and Repair						1,000.00	
5230 Internet	3,591.67	3,422.50	2,894.19	3,000.00	2,554.30	0.00	
5240 Postage and Delivery	651.51	697.83	1,055.29	700.00	127.10	300.00	

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5250 Copier / Fax Supplies	936.78	951.14	1,257.66	1,200.00	710.26	1,200.00	
5260 Gen Off Supplies & Expense	6,848.93	3,039.10	4,528.51	3,500.00	1,251.20	2,500.00	
5265 Election Cost						1,000.00	
5270 Equipment Replacement	982.95	206.29	655.00	1,200.00	0.00	1,000.00	
5280 Contingency	0.00		0.00	6,156.00	0.00		
5290 ~ Bad Debt Expense	6,270.00	0.00	0.00	0.00	13,068.16	0.00	
5295 State Licenses	61.25	749.25	974.25	1,000.00	688.00	1,000.00	
Total 5200 Administration	\$ 19,547.91	\$ 9,904.24	\$ 12,728.87	\$ 17,606.00	\$ 18,836.78	\$ 8,800.00	
5300 Transfers							
5310 Trans to Replacement Funds	210,000.00	230,520.00	334,210.00	335,400.00	251,550.00	389,386.00	372186+17200
Total 5300 Transfers	\$ 210,000.00	\$ 230,520.00	\$ 334,210.00	\$ 335,400.00	\$ 251,550.00	\$ 389,386.00	
5400 Professional							
5410 Legal Fees	18,118.79	5,997.15	22,777.56	9,000.00	12,050.25	15,000.00	
5420 Audit Fees	3,500.00	3,500.00	4,000.00	4,000.00	4,000.00	4,000.00	
5430 Contract Bookkeeping		1,756.25	8,199.95	8,000.00	5,591.74	8,400.00	
Total 5400 Professional	\$ 21,618.79	\$ 11,253.40	\$ 34,977.51	21,000.00	21,641.99	27,400.00	
5500 Insurance							
5510 General Liability	8,991.00	9,838.00	15,024.06	15,700.00	11,960.83	17,300.00	Includes Crime and D&O
5520 Flood	200,719.00	171,892.00	104,210.78	137,300.00	103,951.00	160,287.00	
5530 Property	165,543.00	137,003.00	142,231.63	145,100.00	107,182.66	198,000.00	
5540 Umbrella	2,794.00	2,561.00	2,793.96	2,900.00	2,095.00	3,000.00	
D&O & Crime							
5550 Condo DIS	905.00	4,409.00	0.00				
5560 Workers Compensation	3,318.00	3,252.48	5,700.00	4,500.00	2,250.00	3,400.00	
5570 Appraisal for Insurance	700.00	400.00	400.00	400.00	700.00	700.00	
5580 Cyber Liability		1,070.00	1,166.64	1,200.00	875.61	1,300.00	
Total 5500 Insurance	\$ 382,970.00	\$ 330,425.48	\$ 271,527.07	\$ 307,100.00	\$ 229,015.10	\$ 383,987.00	
5600 Buildings							
5610 General Contracted	7,289.80	6,644.40	6,570.72	7,000.00	10,470.04	3,000.00	Moved lock to 6195 Moved Electric to 5625 Moved Fountain to 5815
5615 Generator Repair and Maintenance						2,000.00	
5620 Air Conditioner Maintenan		95.00	1,005.00	1,500.00	240.00	1,000.00	
5625 Electrical Repairs						5,000.00	
5630 Plumbing	50,056.13	60,744.09	69,421.62	60,000.00	32,815.91	0.00	Plan to use excess pipelining funds
5633 Sewer Lines Cleanout	4,500.00	4,500.00	5,530.00	5,000.00	0.00	0.00	Plan to use excess pipelining funds
5635 Drywall Repairs	1,485.97	323.49	5,550.00	2,000.00	845.00	0.00	

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5640 Pest Control Services	3,656.00	3,312.00	3,362.00	3,500.00	5,159.00	4,000.00	
5650 Carpet Cleaning	79.50		382.40	6,000.00	0.00	0.00	
5655 Asphalt Maintenance						3,500.00	
5660 Water Pump Inspection	2,700.00	1,800.00	0.00	2,000.00	0.00	0.00	
5670 Decorating Supplies	987.94	948.00	0.00	1,000.00	345.69	1,000.00	
5685 Unit 105						400.00	
5680 General Supplies	16,621.12	9,275.84	11,489.49	9,500.00	7,695.73	9,500.00	
5690 Equipment Replacement	774.00	471.78	242.74	1,000.00	0.00	1,000.00	
Total 5600 Buildings	\$ 88,150.46	\$ 88,114.60	\$ 103,553.97	\$ 98,500.00	\$ 57,571.37	\$ 30,400.00	
5700 Elevators							
5710 General Maintenance	7,802.00	34,296.75	11,787.50	5,000.00	0.00	2,000.00	
5720 Annual Contract	8,904.80	10,982.40	9,226.51	9,200.00	4,189.62	7,000.00	
5730 License	450.00	450.00	0.00	450.00	300.00	750.00	
5750 State Inspections	300.00	900.00	825.00	1,000.00	150.00	1,200.00	
Total 5700 Elevators	\$ 17,456.80	\$ 46,629.15	\$ 21,839.01	\$ 15,650.00	\$ 4,639.62	\$ 10,950.00	
5800 Grounds							
5810 General Contracted	0.00		1,350.00	1,000.00	119.51		
5815 Fountain Maintenance						1,000.00	
5820 Landscape Contract	24,720.00	25,749.96	23,994.13	26,525.00	19,800.00	26,937.00	
5825 Annual Plants / Mulch	10,600.00	13,972.09	11,654.14	7,400.00	7,482.57	7,000.00	
5830 Tree Trimming	10,630.00	2,650.00	5,885.00	6,000.00	5,200.00	6,000.00	
5840 Irrigation	1,689.00	1,025.50	4,274.59	5,000.00	459.00	1,000.00	
5850 Beach Raking	1,345.00	1,345.00	1,345.00	1,345.00	950.00	1,440.00	
5860 Palm Injections	400.00	399.00	345.00	350.00	2,000.00	0.00	
5870 General Supplies	156.72	1,904.55	3,279.62	500.00	111.89	0.00	
5880 Equipment Replacement	1,359.51	479.79	0.00	500.00	55.00	100.00	
5890 Damaged Plants/Frost Prot.	3,000.00		2,110.00	2,500.00	2,493.00	3,000.00	
Total 5800 Grounds	\$ 53,900.23	\$ 47,525.89	\$ 54,237.48	\$ 51,120.00	38,670.97	46,477.00	
5900 Pool							
5910 General Contracted	732.00	3,472.81	10,577.82	11,200.00	9,099.00	13,100.00	
Other Contracted work							
5920 Permit	250.25	250.00	250.00	250.00	250.00	250.00	
5930 General Supplies	7,284.93	7,149.54	3,537.41	1,000.00	627.61	750.00	
5940 Equipment Replacement		2,194.20	2,178.76	2,000.00	1,742.29	3,000.00	
Total 5900 Pool	\$ 8,267.18	\$ 13,066.55	\$ 16,543.99	\$ 14,450.00	\$ 11,718.90	\$ 17,100.00	
6000 Fitness & Entertainment							
6010 Tennis Court Repair & Main	2,671.60		647.78	1,000.00	696.14	500.00	

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6020 Gym ~ General Contract	600.00	600.00	450.00	600.00	450.00	1,600.00	
Total 6000 Fitness & Entertainment	\$ 3,271.60	\$ 600.00	\$ 1,097.78	1,600.00	1,146.14	2,100.00	
6100 Security							
6110 General Contracted	407.04	1,476.31	97.05	500.00	9,230.49	4,000.00	
6120 Fire Protection	18,237.97	13,819.98	20,568.58	19,000.00	15,153.28	24,000.00	
6150 Fire Alarm Monitoring	12,812.73	0.00					
6160 Fire Extinguisher Inspect			85.86				
6180 Gen Repair/Main & Supplies		951.12	1,461.34	2,000.00	2,391.00	0.00	Moved to 5615
6190 General Supplies			210.00	500.00	0.00	500.00	
6195 Locks and Keys						2,000.00	
Total 6100 Security	\$ 31,457.74	\$ 16,247.41	\$ 22,422.83	\$ 22,000.00	\$ 26,774.77	\$ 30,500.00	
6200 Utilities							
6210 Cable Television	89,575.14	93,167.39	99,157.61	103,584.00	76,387.64	95,000.00	39.80*1.15*172*12
6215 Association Internet						69,000.00	28.7*1.15*12*172
6220 Electricity	32,570.19	30,875.73	33,653.08	35,700.00	21,734.82	36,800.00	+3% of 2019 Budget
6230 LP Gas	1,074.22	3,698.51	3,803.10	3,800.00	2,676.65	3,900.00	+3% of 2019 Budget
6240 Telephone	5,058.28	4,868.62	3,338.40	3,500.00	2,331.88	3,000.00	
6250 Trash Removal	11,728.13	12,517.28	12,053.07	12,500.00	7,187.26	11,000.00	
6260 Water & Sewer	100,434.47	106,831.15	102,074.63	100,000.00	64,302.09	116,500.00	14% more than 2018 actual
Total 6200 Utilities	\$ 240,440.43	\$ 251,958.68	\$ 254,079.89	259,084.00	174,620.34	335,200.00	
Total Operating Expenditures	1,220,879.02	1,184,315.41	1,271,359.80	1,320,330.00	965,452.28	1,078,314.00	
Other Financing Sources/Uses							
Transfer In From Operating			51,400.00				
Transfer To Replacement			51,400.00				