Budget 2024

	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	TOTAL
Per Unit	567.00	567.00	567.00	567.00	567.00	567.00	567.00	567.00	567.00	567.00	567.00	567.00	
Ordinary Income/Expense													
Income													
Capital Expenditures (Reserve)	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	3,839.58	46,074.96
Condo Dues	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	33,590.20	403,082.40
Desig. Future Repair Roof	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	2,490.00	29,880.00
Insurance Assessment	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	90,405.67	1,084,868.04
Desig. Future Emergencies	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	4,108.50	49,302.00
Siding Assesments	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	5,976.00
SBA Assessment	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	6,249.90	74,998.80
Total Income	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	1,694,182.20
Gross Profit	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	141,181.85	1,694,182.20
Expense													
Accounting	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	1,137.84	13,654.08
Bank Service Charges	32.24	23.92	96.72	252.72	78.52	32.24	23.92	96.72	0.00	0.00	0.00	0.00	637.00
Depreciation Expense	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	2,068.60	24,823.20
Fees													
Financing Fees	3,799.17	3,676.58	3,799.17	3,799.17	3,676.58	3,799.17	3,676.58	3,799.17	3,676.58	3,799.17	3,676.58	3,799.17	44,977.09
Total Fees	3,799.17	3,676.58	3,799.17	3,799.17	3,676.58	3,799.17	3,676.58	3,799.17	3,676.58	3,799.17	3,676.58	3,799.17	44,977.09
Grounds Keeping	6,661.20	5,668.00	4,888.00	5,408.00	4,316.00	6,661.20	5,668.00	4,888.00	4,316.00	6,661.20	5,668.00	4,888.00	65,691.60
Insurance													
Property													
Hazard/Liability	81,678.74	81,646.50	83,646.50	80,555.17	80,249.79	81,678.74	82,312.50	83,027.76	83,339.43	84,230.90	83,359.76	84,026.76	989,752.52
Total Property	81,678.74	81,646.50	83,646.50	80,555.17	80,249.79	81,678.74	82,312.50	83,027.76	83,339.43	84,230.90	83,359.76	84,026.76	989,752.52
Crime Policy/Errors & Omissions	347.88	347.88	347.88	347.88	347.88	347.88	347.88	347.88	347.88	336.66	336.66	336.66	4,140.90
Flood	4,967.95	4,770.10	5,017.53	5,315.70	5,104.01	5,368.76	5,533.93	61,063.27	4,833.55	4,726.93	4,726.93	4,726.93	116,155.59
Umbrella	291.48	282.08	291.48	303.14	293.36	303.14	303.14	3,506.42	280.27	271.23	271.23	271.23	6,668.21
Total Insurance	87,286.04	87,046.56	89,303.39	86,521.90	85,995.04	87,698.51	88,497.45	147,945.33	88,801.13	89,565.72	88,694.58	89,361.58	1,116,717.22
Interest Expense												0.00	
Finance Charge	0.00	0.00	0.00	37.00	0.00	0.00	0.00	0.00	37.00	0.00	0.00	0.00	74.00
Loan Interest- SBA	196.70	175.79	165.75	150.22	130.69	119.03	100.43	87.69	71.96	51.89	40.37	33.21	1,323.73
Total Interest Expense	196.70	175.79	165.75	187.22	130.69	119.03	100.43	87.69	108.96	51.89	40.37	33.21	1,397.73
Legal													
Legal Fees	1,861.04	0.00	2,386.24	93.60	2,815.27	2,861.04	0.00	2,386.24	2,815.27	2,861.04	0.00	2,386.24	20,465.98
Total Legal	1,861.04	0.00	2,386.24	93.60	2,815.27	2,861.04	0.00	2,386.24	2,815.27	2,861.04	0.00	2,386.24	20,465.98

Licenses and Permits	15.60	0.00	0.00	0.00	0.00	15.60	0.00	0.00	0.00	15.60	0.00	0.00	46.80
Mileage Reimbursement	12.74	113.52	158.65	71.76	116.17	12.74	113.52	158.65	116.17	12.74	113.52	158.65	1,158.82
Office Expense													
Internet and Phone	4.14	2.07	36.12	-4.14	197.67	4.14	2.07	36.12	197.67	4.14	2.07	36.12	518.19
Services	0.00	1,084.58	0.00	5,032.11	0.00	0.00	1,084.58	0.00	0.00	0.00	1,084.58	0.00	8,285.87
Total Office Expense	4.14	1,086.65	36.12	5,027.97	197.67	4.14	1,086.65	36.12	197.67	4.14	1,086.65	36.12	8,804.06
Payroll Expenses													
Wages & Bonuses													
Wages	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	30,480.00
Salaries	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	3,340.00	40,080.00
Insurance Pay	208.00	208.00	208.00	416.00	0.00	208.00	208.00	208.00	0.00	208.00	208.00	208.00	2,288.00
Total Wages & Bonuses	6,088.00	6,088.00	6,088.00	6,296.00	5,880.00	6,088.00	6,088.00	6,088.00	5,880.00	6,088.00	6,088.00	6,088.00	72,848.00
Payroll Tax Expense													
SUTA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	335.13	101.67	0.00	0.00	436.80
FUTA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.28	22.67	0.00	0.00	74.95
Employer FICA	449.82	449.82	449.82	449.82	449.82	449.82	449.82	449.82	449.82	449.82	449.82	449.82	5,397.84
Total Payroll Tax Expense	449.82	449.82	449.82	449.82	449.82	449.82	449.82	449.82	837.23	574.16	449.82	449.82	5,909.59
Employee Benefits													
Workers Compensation	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	1,931.28
Total Employee Benefits	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	160.94	1,931.28
Total Payroll Expenses	6,698.76	6,698.76	6,698.76	6,906.76	6,490.76	6,698.76	6,698.76	6,698.76	6,878.17	6,823.10	6,698.76	6,698.76	80,688.87
Exterior Pest Control													
Rodent	466.96	466.96	466.96	466.96	466.96	466.96	466.96	466.96	466.96	466.96	466.96	466.96	5,603.52
Termite	371.96	371.96	371.96	371.96	371.96	371.96	371.96	371.96	371.96	371.96	371.96	371.96	4,463.47
Total Pest Control	838.92	838.92	838.92	838.92	838.92	838.92	838.92	838.92	838.92	838.92	838.92	838.92	10,066.99
Postage and Delivery	1.56	0.00	0.00	0.00	77.99	1.56	0.00	0.00	0.00	74.99	74.99	74.99	306.08
Repairs & Maintenance													
Electrical	0.00	0.00	1,460.80	0.00	562.37	0.00	0.00	1,460.80	0.00	562.37	0.00	562.37	4,588.71
Office	829.91	0.00	0.00	0.00	0.00	829.91	0.00	0.00	0.00	5.99	0.00	96.72	1,762.53
Plumbing	156.00	0.00	0.00	0.00	482.04	156.00	0.00	0.00	0.00	482.04	0.00	0.00	1,276.08
Pools & Hot Tub	1,851.20	1,619.28	1,428.96	2,091.44	1,652.56	1,851.20	1,619.28	1,428.96	1,040.00	1,029.60	772.13	1,245.92	17,630.53
Siding	0.00	0.00	0.00	2,170.48	0.00	0.00	0.00	0.00	2,170.48	0.00	0.00	0.00	4,340.96
Total Repairs & Maintenance	2,837.11	1,619.28	2,879.76	4,261.92	2,696.97	2,837.11	1,619.28	2,879.76	3,210.48	2,080.00	772.13	1,905.01	29,598.81
Security	180.00	357.31	0.00	0.00	0.00	180.00	357.31	0.00	0.00	9.35	271.67	9.35	1,365.00
Signs	0.00	113.82	0.00	0.00	0.00	0.00	113.82	0.00	0.00	0.00	0.00	0.00	227.64
Supplies									0.00	0.00	0.00	0.00	
Tools	158.98	0.00	36.32	0.00	0.00	158.98	0.00	36.32	0.00	0.00	0.00	0.00	390.60
Office	238.17	1,669.78	35.67	0.00	125.44	238.17	350.00	35.67	0.00	75.00	375.00	492.03	3,834.94
Repairs & Maintenance	1,250.28	500.22	1,168.66	15.61	545.21	1,250.28	500.22	1,168.66	545.21	545.21	8,050.37	1,300.29	16,840.21
Total Supplies	1,647.43	2,370.00	1,240.65	15.61	670.65	1,647.43	850.22	1,240.65	545.21	620.21	8,425.37	1,792.32	21,065.75

Telephone	215.10	215.39	214.00	262.21	216.33	215.10	215.39	214.00	215.33	220.39	217.02	2,661.48	5,070.76
Trash Removal	3,065.70	3,065.70	3,065.70	3,065.70	3,065.70	3,065.70	3,065.70	3,065.70	3,065.70	3,065.70	3,065.70	36,788.42	70,511.14
Travel & Ent													
Meals	0.00	82.28	0.00	0.00	0.00	0.00	82.28	0.00	0.00	0.00	0.00	164.57	329.14
Total Travel & Ent	0.00	82.28	0.00	0.00	0.00	0.00	82.28	0.00	0.00	0.00	0.00	164.57	329.14
Electric	2,806.80	2,646.94	2,496.44	232.15	4,870.54	2,806.80	2,646.94	2,496.44	232.15	4,870.54	3,116.58	3,116.58	32,338.88
Water	9,899.16	9,394.09	11,080.66	10,754.77	7,829.34	9,899.16	9,394.09	11,080.66	10,754.77	7,829.34	7,829.34	7,829.36	113,574.72
Total Expense	131,265.87	128,399.95	132,555.36	130,896.82	127,288.57	132,600.67	128,255.70	191,119.24	128,978.95	132,610.46	133,796.60	165,749.16	1,663,517.35
Net Ordinary Income	9,915.98	12,781.90	8,626.49	10,285.03	13,893.28	8,681.18	12,926.15	-49,937.39	12,202.90	8,571.39	7,385.25	-24,567.31	30,664.85
Other Income/Expense													
Other Income													
Interest Income-Iberia	364.89	426.64	447.18	366.70	219.40	364.89	426.64	447.18	366.70	219.40	219.40	219.40	4,088.43
Interest Income -Fidelity	3.87	11.12	13.43	14.01	13.79	3.87	11.12	13.43	14.01	13.79	13.79	13.79	140.00
Interest Income- Gulf Coast	10.82	9.27	12.49	15.46	13.18	10.82	9.27	12.49	15.46	13.18	13.18	13.18	148.78
Quarterly Revenue Share Check	1,749.02	0.00	0.00	1,701.63	0.00	1,749.02	0.00	0.00	1,701.63	0.00	0.00	0.00	6,901.29
Late Fee	52.00	494.00	0.00	0.00	0.00	52.00	494.00	0.00	0.00	0.00	0.00	0.00	1,092.00
Mail Box Key	31.20	62.40	46.80	0.00	0.00	31.20	62.40	46.80	0.00	0.00	0.00	0.00	280.80
Other Income	72.80	156.00	-104.00	36.40	10.40	72.80	156.00	-104.00	36.40	10.40	10.40	10.40	364.00
Pavilion Rental	0.00	208.00	78.00	78.00	0.00	0.00	208.00	78.00	78.00	0.00	0.00	0.00	728.00
Pool Key	0.00	45.76	22.88	22.88	0.00	0.00	45.76	22.88	22.88	0.00	0.00	0.00	183.04
Questionnaire	0.00	46.80	0.00	67.60	0.00	0.00	46.80	0.00	67.60	0.00	0.00	0.00	228.80
Total Other Income	2,284.60	1,459.98	516.78	2,302.68	256.77	2,284.60	1,459.98	516.78	2,302.68	256.77	256.77	256.77	14,156.15
Net Other Income	2,284.60	1,459.98	516.78	2,302.68	256.77	2,284.60	1,459.98	516.78	2,302.68	256.77	256.77	256.77	14,155.15
Operating Income	12,200.58	14,241.88	9,143.26	12,587.72	14,150.05	10,865.78	14,386.13	-49,420.61	14,505.59	8,828.15	7,642.02	-24,310.54	44,820.00
Funds to be Allocate to Reserves:													
Capital Expenditues	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	22,410.00
Emergency Reserves	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	1,867.50	22,410.00
Total Increase in Reserves	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	3,735.00	44,820.00