

**CASTAWAYS BEACH RESORT CONDOMINIUM ASSOCIATION, INC, JANUARY 1, 2023 TO DECEMBER 31, 2023
APPROVED**

Maintenance fee \$425.00

REVENUE:

	2022	2022 Actual 10/31	2022 Y/E Projected	2023
Owners Assessments	\$ 600,380.00	\$ 480,874.11	\$577,048.93	\$ 780,300.00
Vending Income	\$ 1,850.00	\$ 61.12	\$ 61.12	\$ 500.00
Interest Income/Late Fees	\$ 4,000.00	\$ 1,399.27	\$ 1,500.00	\$ 4,000.00
Tenant Reg/BG	\$ 3,000.00	\$ -	\$ -	\$ -
Diner reimbursement on Utilities	\$ 7,500.00	\$ 7,823.99	\$ 9,389.00	\$ 9,100.00
Diner Income	\$ 25,000.00	\$ 16,742.21	\$ 19,842.00	\$ 24,857.00
Laundry Income	\$ 8,500.00	\$ 9,518.00	\$ 11,421.00	\$ 12,000.00
Repairs & Maintenance owners	\$ 3,000.00	\$ 1,062.42	\$ 1,262.00	\$ 1,200.00
T-shirts & keys	\$ 1,300.00	\$ 1,550.00	\$ 1,850.00	\$ 1,200.00
Transfer fees, fines, etc.	\$ 3,500.00	\$ 1,770.10	\$ 1,970.00	\$ 1,500.00
TOTAL REVENUE	\$ 658,030.00	\$ 520,801.22	\$624,344.05	\$ 834,957.00

EXPENSES:

A. Administrative

Office Supplies (Postage, copies)	\$ 4,500.00	\$ 4,731.28	\$ 5,631.00	\$ 4,500.00
Accounting	\$ 6,000.00	\$ 505.00	\$ 505.00	\$ 4,000.00
Structural Integrity Reserve Study				\$ 4,500.00
Milestone Inspection Fees				\$ 2,500.00
Legal Association	\$ 2,500.00	\$ 6,255.76	\$ 9,000.00	\$ 5,000.00
Licenses & Inspections	\$ 2,000.00	\$ 1,326.50	\$ 1,500.00	\$ 1,500.00
Board Meeting and Director Expense	\$ 500.00	\$ 127.57	\$ 250.00	\$ 250.00
Sales Tax	\$ 1,500.00	\$ 1,110.53	\$ 1,360.00	\$ 1,500.00
Payroll Expense	\$ 141,500.00	\$ 129,059.46	\$156,200.00	\$ 175,557.00
Bank Fees	\$ 1,100.00	\$ 63.33	\$ 989.00	\$ 1,100.00
Management Fees	\$ 20,400.00	\$ 17,000.00	\$ 20,400.00	\$ 25,200.00
Bad Debt Expense	\$ 500.00	\$ -	\$ -	\$ 500.00
Insurance Expense	\$ 62,500.00	\$ 77,820.23	\$ 93,281.09	\$ 135,000.00
TOTAL ADMINISTRATIVE EXPENSES	\$ 243,000.00	\$ 237,999.66	\$289,116.09	\$ 361,107.00

B. Maintenance

Building Repairs/Maintenance	\$ 51,038.00	\$ 34,753.33	\$ 42,500.00	\$ 45,000.00
Plumbing Maintenance/Repairs	\$ 15,000.00	\$ 6,029.57	\$ 9,200.00	\$ 12,000.00
Elevator Maintenance	\$ 7,000.00	\$ 6,500.00	\$ 7,620.00	\$ 7,500.00
Pest Control (Interior, Exterior, Bond)	\$ 3,200.00	\$ 4,202.83	\$ 5,353.03	\$ 7,000.00
Fire Inspections/repairs	\$ 1,500.00	\$ -	\$ 1,700.00	\$ 1,500.00
Landscape Contract	\$ 4,900.00	\$ 3,650.00	\$ 4,380.00	\$ 5,400.00
Landscape Other	\$ 1,000.00	\$ 717.30	\$ 1,200.00	\$ 1,000.00
Pool Service Contract	\$ 3,000.00	\$ 5,855.00	\$ 7,200.00	\$ 7,200.00
Pool Repairs	\$ 2,500.00	\$ 4,069.98	\$ 5,600.00	\$ 1,500.00
Security System	\$ 500.00	\$ 365.00	\$ 365.00	\$ 250.00
Water and Sewer	\$ 73,500.00	\$ 65,330.74	\$ 78,396.88	\$ 88,200.00
Gas	\$ 10,500.00	\$ 8,225.33	\$ 9,870.39	\$ 12,000.00
Electric	\$ 79,000.00	\$ 84,226.95	\$101,072.35	\$ 101,200.00
Satellite/ DirectTV	\$ 24,000.00	\$ 17,231.11	\$ 21,064.03	\$ 25,200.00
Telephone/WIFI	\$ 6,200.00	\$ 5,129.30	\$ 6,169.16	\$ 6,600.00
TOTAL BUILDING EXPENSES	\$ 282,838.00	\$ 246,286.44	\$301,690.84	\$ 321,550.00

C. Reserve Funding

Annual Reserves full funding	\$ 132,192.00	\$ 132,192.00	\$132,192.00	\$ 152,300.00
TOTAL	\$ 658,030.00	\$ 616,478.10	\$722,998.93	\$ 834,957.00