

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS

BUDGET MEETING DATES

Wednesday, September 27, 2023	Budget Workshop – 1 6:30PM	Review 2023 Actual, Forecast, Over/Under Budget analysis
Wednesday, October 4, 2023	Budget Workshop – 2 6:30PM	Continue detail review (if needed)
Wednesday, October 11, 2023	Budget Workshop – 3 6:30PM	Continue detail review (if needed)
Wednesday, October 18, 2023	Budget Workshop – 4 6:30PM	Continue detail review (if needed)
Tuesday, October 24, 2023	Finalize Presentation 6:30PM	Review Final budget presentation for mailing
Thursday, October 26, 2023	BoD Review and Approve proposed budget	
Tuesday, November 7, 2023	Mailing for Annual Meeting (last day)	
Thursday, December 7, 2023	Annual Meeting	

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS

What should I understand about VARIANCES ??????

	Actual	Actual	Actual	Actual
	Jan 23	Feb 23	Mar 23	Apr 23
FORECAST	85,680.83	85,680.83	85,680.83	85,680.83
VARIANCE	(29.84)	(29.84)	(119.84)	(58.28)
4020 · Laundry Revenue	2,068.50	2,336.00	2,091.50	2,452.75
FORECAST	2,000.00	2,000.00	2,000.00	2,000.00
VARIANCE	(68.50)	(336.00)	(91.50)	(452.75)
4030 · Party Room Revenue	0.00	0.00	145.00	40.00
FORECAST	40.00	40.00	40.00	40.00
VARIANCE	40.00	40.00	(105.00)	0.00
4040 · Locker Revenue (after tax)	1,596.28	1,605.67	1,643.23	1,727.74
FORECAST	1,630.00	1,630.00	1,630.00	1,630.00
VARIANCE	33.72	24.33	(13.23)	(97.74)
4050 · Late Fee Revenue	105.00	150.00	75.00	591.28
FORECAST	175.00	175.00	175.00	175.00
VARIANCE	70.00	25.00	100.00	(416.28)
4061 · Administrative Fees	1,000.00	1,100.00	950.00	450.00
FORECAST	800.00	800.00	800.00	800.00
VARIANCE	(200.00)	(300.00)	(150.00)	350.00

Indicates Over-Budget or Budget Shortfall

(We spent more money than expected)

Indicates Under-Budget or Budget surplus

(We spent less than expected)

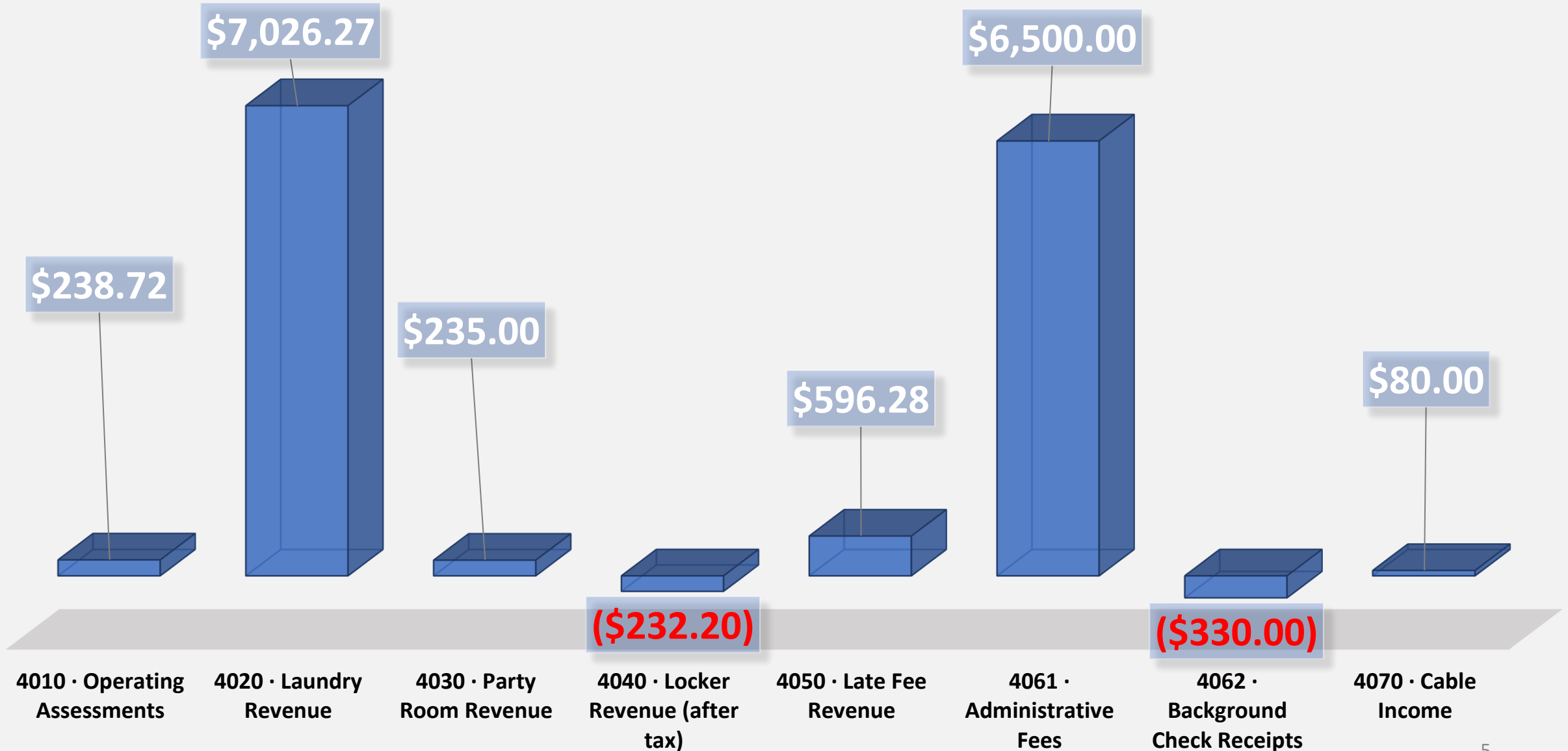
BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

Operating Account Receipts														Total	2023 Forecast/ Variance	2023 Final Annual Budget	
Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget						
Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23						
Ordinary Income/Expense																	
Income																	
Operating Account Receipts																	
4010 · Operating Assessments	\$85,710.67	\$85,710.67	\$85,800.67	\$85,620.67	\$85,710.67	\$85,710.67	\$85,710.67	\$85,710.67	\$85,710.67	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$1,028,408.72		\$1,028,170.00	
FORECAST	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83	\$85,680.83		\$1,028,170.00		
VARIANCE	\$29.84	\$29.84	\$119.84	(\$60.16)	\$29.84	\$29.84	\$29.84	\$29.84	\$29.84	(\$0.00)	(\$0.00)	(\$0.00)	\$0.04		\$238.72		
4020 · Laundry Revenue	\$2,068.50	\$2,336.00	\$2,091.50	\$2,452.75	\$1,916.77	\$1,836.75	\$2,290.00	\$2,034.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$25,026.27		\$18,000.00	
FORECAST	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00		\$18,000.00		
VARIANCE	\$568.50	\$836.00	\$591.50	\$952.75	\$416.77	\$336.75	\$790.00	\$534.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00		\$7,026.27		
4030 · Party Room Revenue	\$0.00	\$0.00	\$145.00	\$40.00	\$80.00	\$40.00	\$0.00	\$90.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$555.00		\$320.00	
FORECAST	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67	\$26.67		\$320.00		
VARIANCE	(\$26.67)	(\$26.67)	\$118.33	\$13.33	\$53.33	\$13.33	(\$26.67)	\$63.33	\$13.33	\$13.33	\$13.33	\$13.33	\$13.33		\$235.00		
4040 · Locker Revenue (after tax)	\$1,596.28	\$1,605.67	\$1,643.23	\$1,727.74	\$1,464.82	\$1,643.23	\$1,511.77	\$1,615.06	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$19,327.80		\$19,560.00	
FORECAST	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00	\$1,630.00		\$19,560.00		
VARIANCE	(\$33.72)	(\$24.33)	\$13.23	\$97.74	(\$165.18)	\$13.23	(\$118.23)	(\$14.94)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		(\$232.20)		
4050 · Late Fee Revenue	\$105.00	\$150.00	\$75.00	\$591.28	\$175.00	\$175.00	\$150.00	\$475.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$2,596.28		\$2,000.00	
FORECAST	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67	\$166.67		\$2,000.00		
VARIANCE	(\$61.67)	(\$16.67)	(\$91.67)	\$424.61	\$8.33	\$8.33	(\$16.67)	\$308.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33		\$596.28		
4061 · Administrative Fees	\$1,000.00	\$1,100.00	\$950.00	\$450.00	\$2,050.00	\$1,400.00	\$1,700.00	\$550.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$12,400.00		\$5,900.00	
FORECAST	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67	\$491.67		\$5,900.00		
VARIANCE	\$508.33	\$608.33	\$458.33	(\$41.67)	\$1,558.33	\$908.33	\$1,208.33	\$58.33	\$308.33	\$308.33	\$308.33	\$308.33	\$308.33		\$6,500.00		
4062 · Background Check Receipts	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$60.00	\$50.00	\$50.00	\$50.00	\$370.00		\$700.00	
FORECAST	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33		\$700.00		
VARIANCE	(\$58.33)	\$91.67	(\$58.33)	(\$58.33)	(\$58.33)	(\$58.33)	(\$58.33)	(\$58.33)	\$1.67	\$1.67	(\$8.33)	(\$8.33)	(\$8.33)		(\$330.00)		
4070 · Cable Income	\$9,540.00	\$9,540.00	\$9,540.00	\$9,540.00	\$9,540.00	\$9,540.00	\$9,540.00	\$9,540.00	\$9,540.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$114,440.00		\$114,360.00	
FORECAST	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00		\$114,360.00		
VARIANCE	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00		\$80.00		
Total Operating Account Receipts	\$100,020.45	\$100,592.34	\$100,245.40	\$100,422.44	\$100,937.26	\$100,345.65	\$100,902.44	\$100,014.73	\$99,915.83	\$99,915.83	\$99,905.83	\$99,905.87	\$99,905.87	\$1,203,124.07		\$1,189,010.00	
Total Variance	\$936.28	\$1,508.17	\$1,161.23	\$1,338.27	\$1,853.09	\$1,261.48	\$1,818.27	\$930.56	\$831.66	\$831.66	\$821.66	\$821.70	\$821.70		\$14,114.07		
Total Income	\$100,020.45	\$100,592.34	\$100,245.40	\$100,422.44	\$100,937.26	\$100,345.65	\$100,902.44	\$100,014.73	\$99,915.83	\$99,915.83	\$99,905.83	\$1,143.41	\$1,143.41		4	\$1,189,010.00	
Gross Profit	\$100,020.45	\$100,592.34	\$100,245.40	\$100,422.44	\$100,937.26	\$100,345.65	\$100,902.44	\$100,014.73	\$99,915.83	\$99,915.83	\$99,905.83	\$115,059.28	\$115,059.28			\$1,189,010.00	

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

Operating Account Receipts

VARIANCE



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

Operating Account Receipts

\$1,203,124.07

\$1,198,989.96

\$14,114.07

Forecast

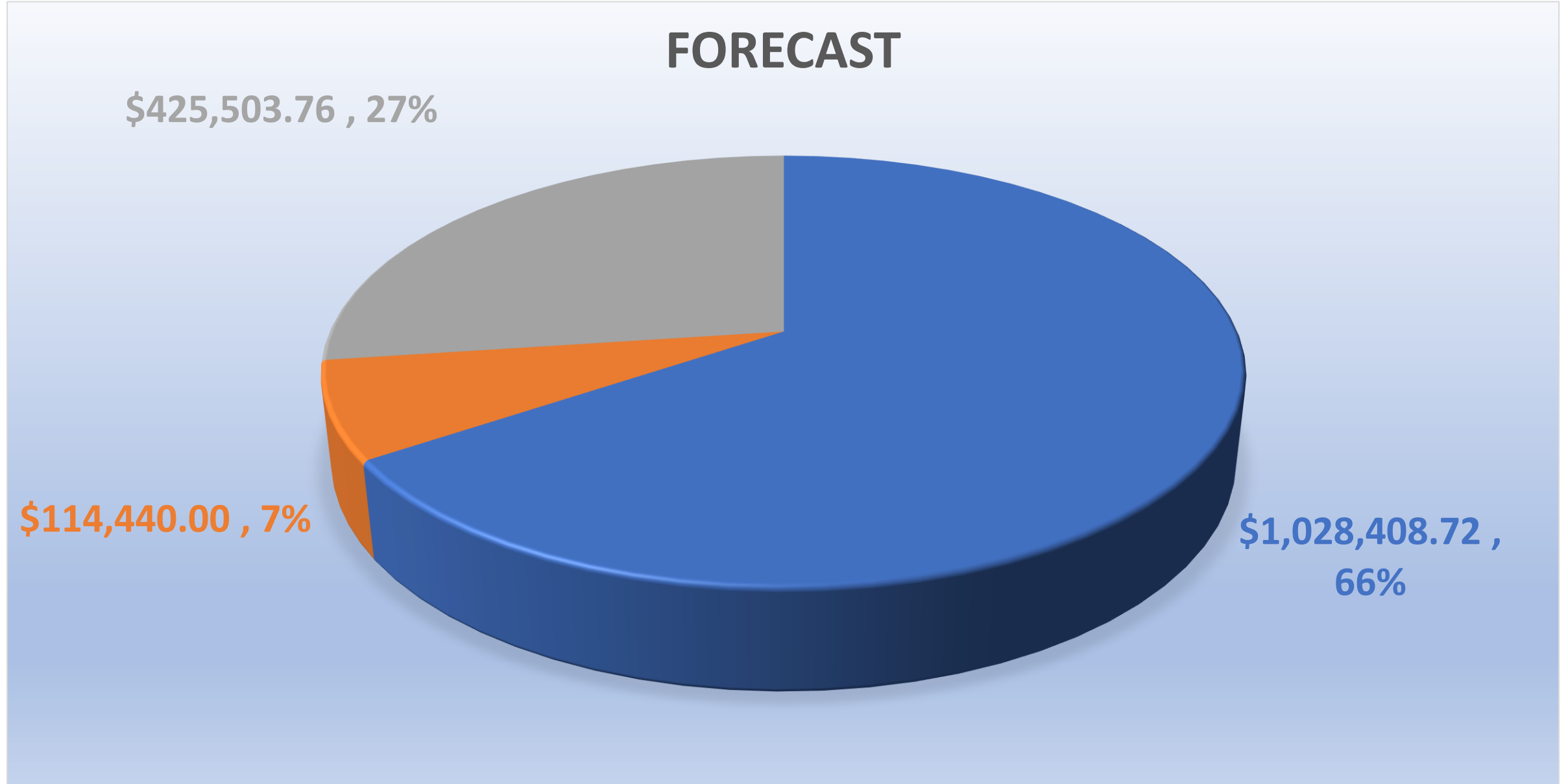
Budget

Variance

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

Operating Account Receipts

FORECAST



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

Operating Account Receipts

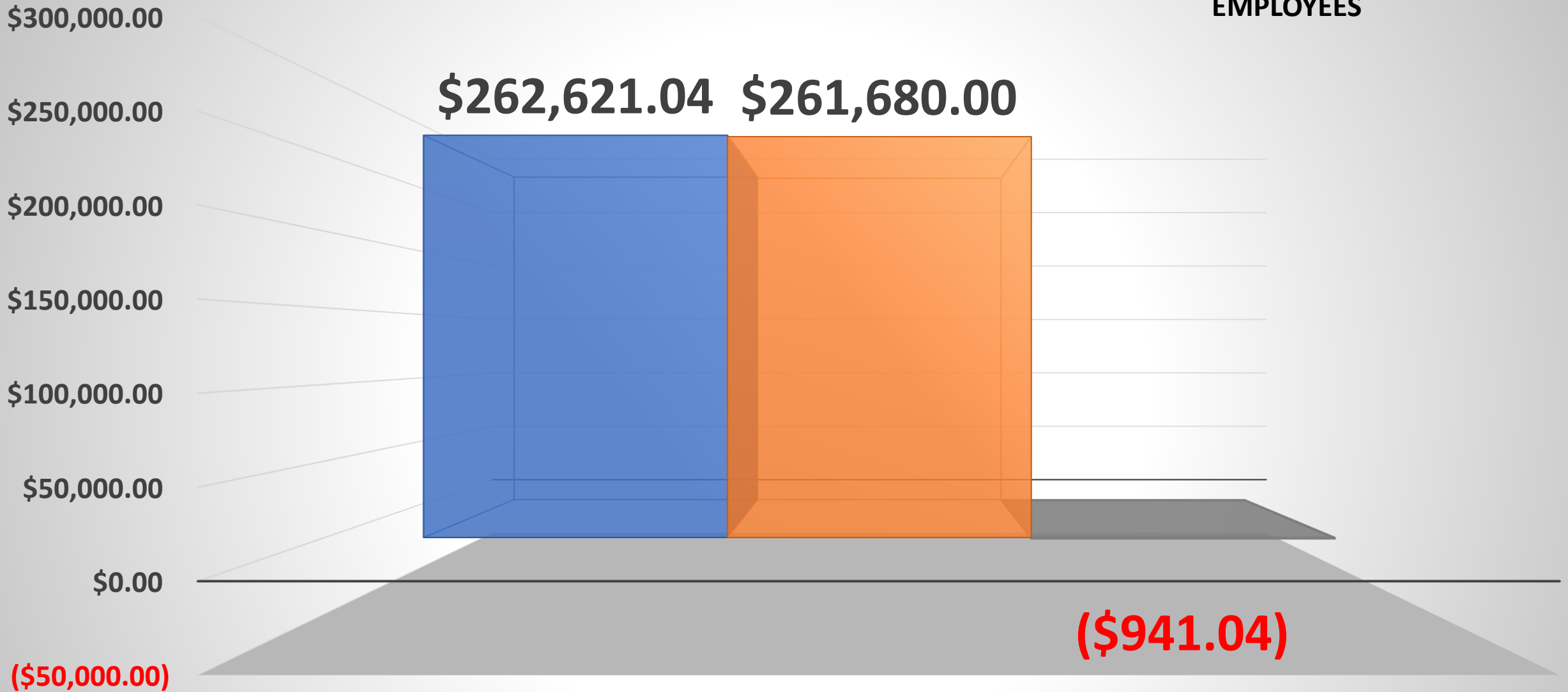
Operating Account Receipts	Forecast	Budget	Variance	2024 Proposed
4010 · Operating Assessments	\$1,028,408.72	\$1,028,169.96	\$238.72	
4020 · Laundry Revenue	\$25,026.27	\$24,000.00	\$7,026.27	\$22,032.00
4030 · Party Room Revenue	\$555.00	\$480.00	\$235.00	\$480.00
4040 · Locker Revenue (after tax)	\$19,327.80	\$19,560.00	(\$232.20)	\$19,560.00
4050 · Late Fee Revenue	\$2,596.28	\$2,100.00	\$596.28	\$2,100.00
4061 · Administrative Fees	\$12,400.00	\$9,600.00	\$6,500.00	\$6,385.00
4062 · Background Check Receipts	\$370.00	\$720.00	(\$330.00)	\$0.00
4070 · Cable Income	\$114,440.00	\$114,360.00	\$80.00	\$120,162.00
Total	\$1,203,124.07	\$1,198,989.96	\$14,114.07	\$170,719.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

										EMPLOYEES				2023 Forecast/ Variance	2023 Final Annual Budget											
										Budget	Budget	Budget	Budget	Total												
										Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23					
Expense																										
Operating Expenses																										
Employees																										
6220 · Salary & Wages	\$16,708.06	\$17,144.90	\$17,356.44	\$17,356.44	\$26,034.67	\$17,356.44	\$17,356.45	\$17,356.44	\$17,356.44	\$17,374.60	\$26,061.92	\$17,374.60	\$17,374.76		\$224,855.72	\$225,870.00										
FORECAST	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50	\$18,822.50													
VARIANCE	\$2,114.44	\$1,677.60	\$1,466.06	\$1,466.06	(\$7,212.17)	\$1,466.06	\$1,466.05	\$1,466.06	\$1,466.06	\$1,447.90	(\$7,239.42)	\$1,447.90	\$1,447.74	\$1,014.28												
6225 · Payroll Taxes	\$2,053.45	\$1,756.08	\$1,544.68	\$1,393.67	\$2,090.52	\$1,393.68	\$1,393.67	\$1,393.67	\$1,393.67	\$1,397.69	\$2,096.54	\$1,397.69	\$1,397.71		\$19,309.05	\$18,170.00										
FORECAST	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17	\$1,514.17													
VARIANCE	(\$539.28)	(\$241.91)	(\$30.51)	\$120.50	(\$576.35)	\$120.49	\$120.50	\$120.50	\$120.50	\$116.48	(\$582.37)	\$116.48	\$116.46	(\$1,139.05)												
6228 · Misc. Employee Benefit	\$938.78	\$1,274.79	\$901.99	\$909.46	\$1,292.31	\$950.65	\$934.92	\$1,012.37	\$900.00	\$1,350.00	\$900.00	\$900.00	\$900.00		\$12,265.27	\$11,700.00										
FORECAST	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00													
VARIANCE	\$36.22	(\$299.79)	\$73.01	\$65.54	(\$317.31)	\$24.35	\$40.08	(\$37.37)	\$75.00	(\$375.00)	\$75.00	\$75.00	\$75.00	(\$565.27)												
6230 · Workers Comp	\$495.00	\$495.00	\$495.00	\$495.00	\$746.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00		\$6,191.00	\$5,940.00										
FORECAST	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00													
VARIANCE	\$0.00	\$0.00	\$0.00	\$0.00	(\$251.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$251.00)												
Total Employees	\$20,195.29	\$20,670.77	\$20,298.11	\$20,154.57	\$30,163.50	\$20,195.77	\$20,180.04	\$20,257.48	\$20,167.29	\$30,003.46	\$20,167.29	\$20,167.47		\$262,621.04	\$261,680.00											
FORECAST	\$21,806.67	\$21,806.67	\$21,806.67	\$21,806.67	\$21,806.67	\$21,806.67	\$21,806.67	\$21,806.67	\$21,806.67	\$21,806.67	(\$8,196.79)	\$21,806.67	\$21,806.67													
VARIANCE	\$1,611.38	\$1,135.90	\$1,508.56	\$1,652.10	(\$8,356.83)	\$1,610.90	\$1,626.63	\$1,549.19	\$1,639.38	(\$38,200.25)	\$1,639.38	\$1,639.20	(\$30,944.50)													

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

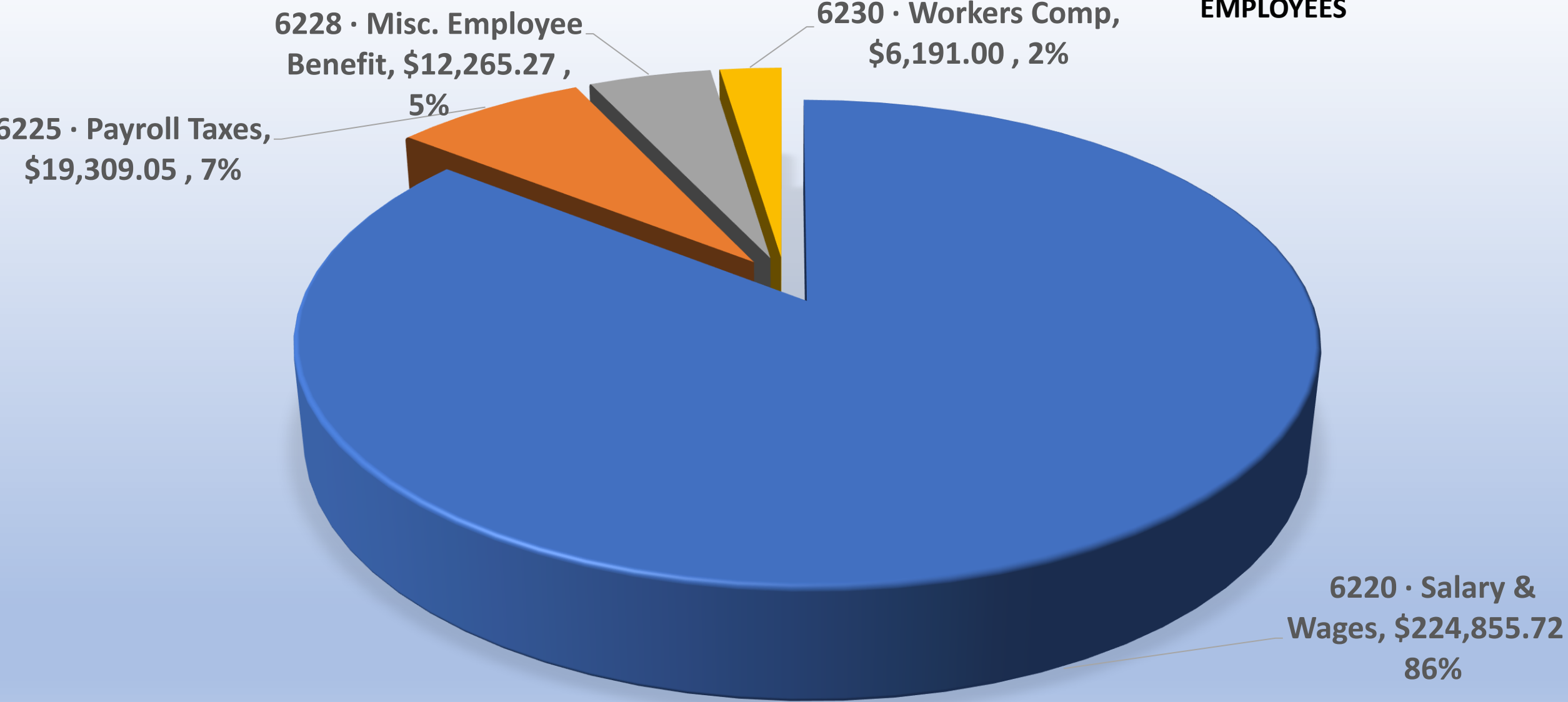
EMPLOYEES



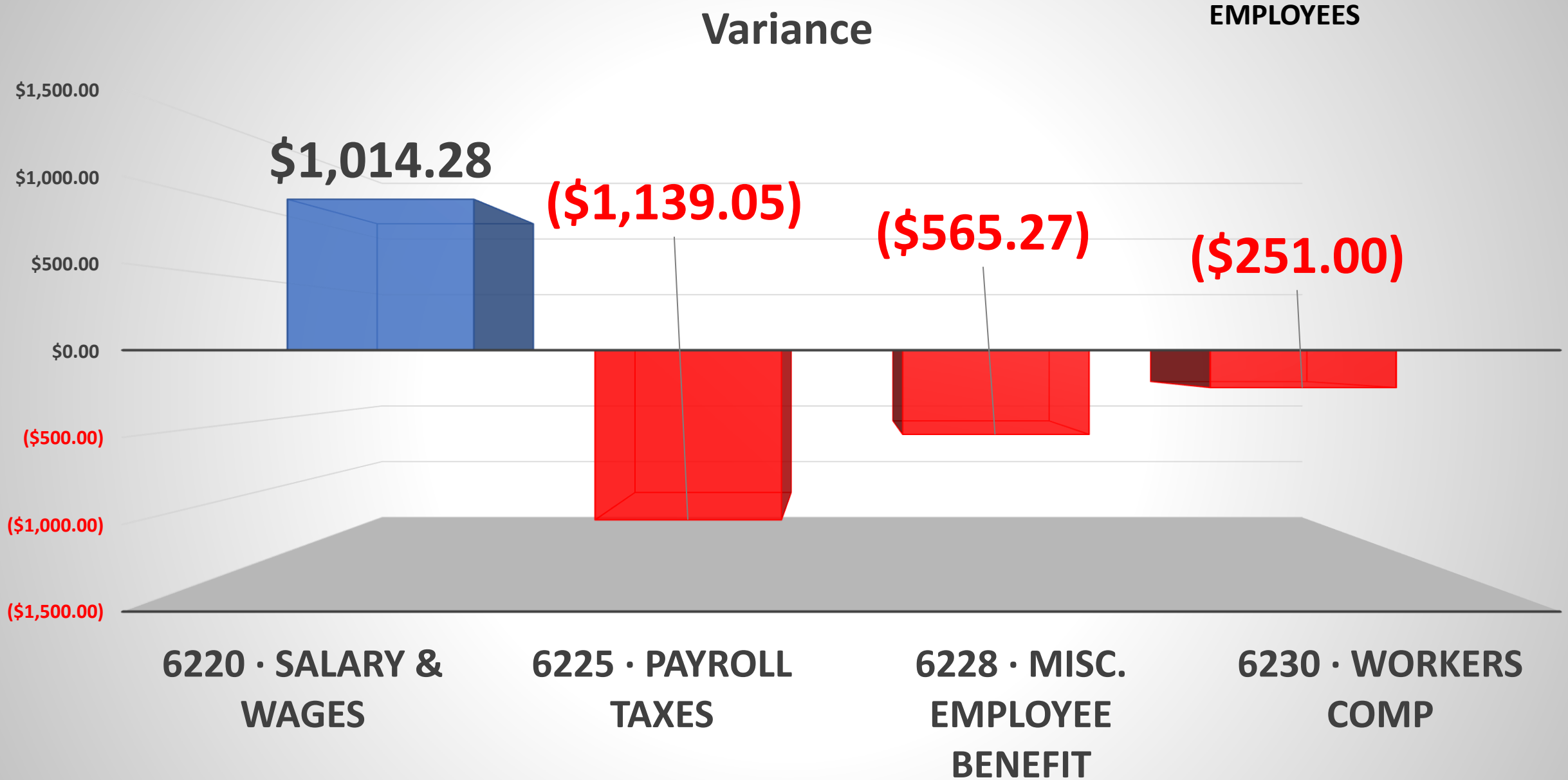
■ Forecast ■ Budget ■ Variance

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

EMPLOYEES



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

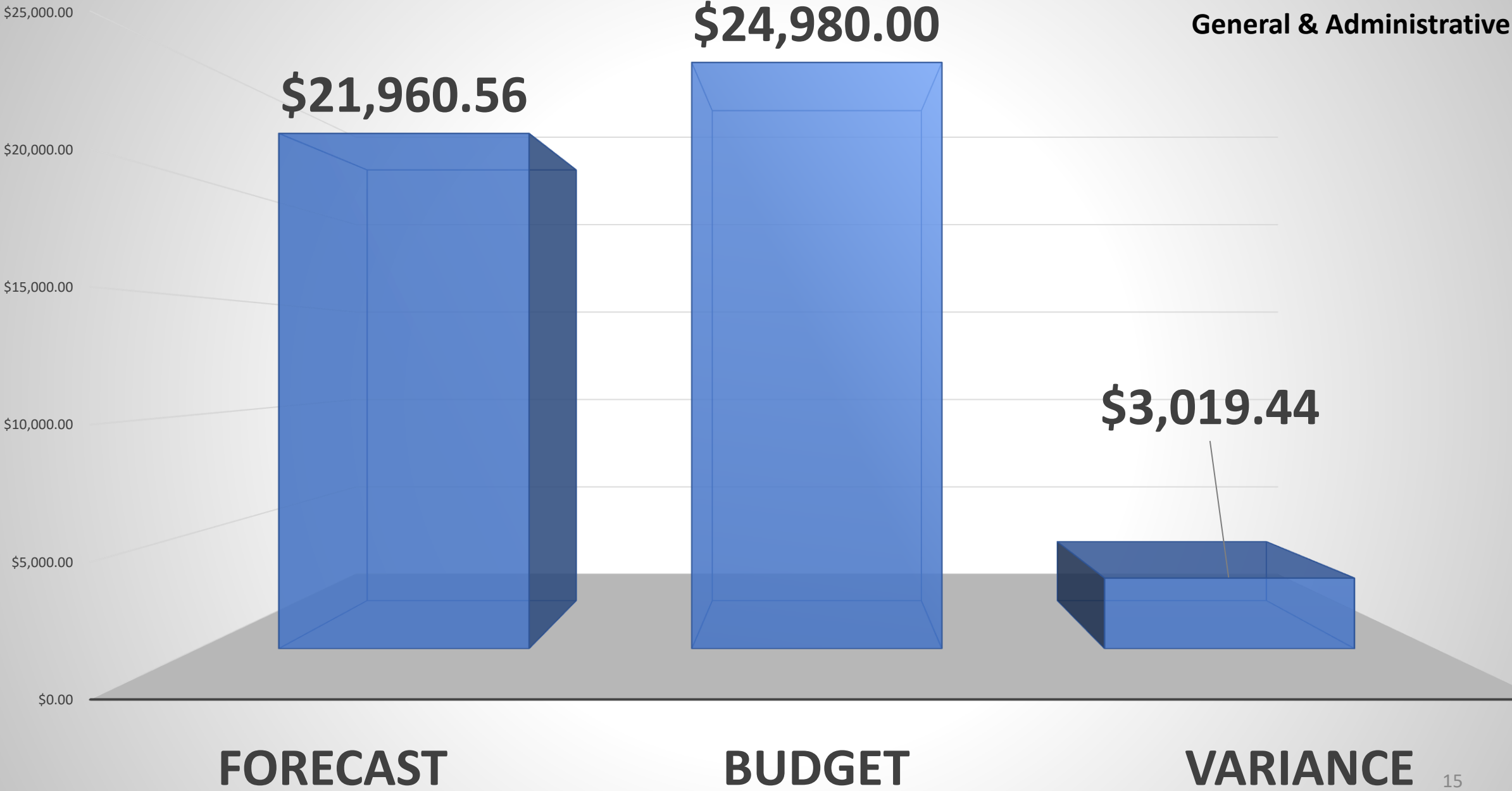
EMPLOYEES

Employees	Forecast	Budget	Variance	2024 Proposed
6220 - Salary & Wages	\$224,855.72	\$225,870.00	\$1,014.28	\$224,489.32
6225 - Payroll Taxes	\$19,309.05	\$18,170.00	(\$1,139.05)	\$18,030.23
6228 - Misc. Employee Benefit	\$12,265.27	\$11,700.00	(\$565.27)	\$11,200.02
6230 - Workers Comp	\$6,191.00	\$5,940.00	(\$251.00)	\$5,892.23
Total	\$262,621.04	\$261,680.00	(\$941.04)	\$259,611.80

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

General & Administrative	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Total	2023 Forecast/ Variance	2023 Final Annual Budget
	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23			
General & Administrative															
6020 - Accounting/Annual Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	\$4,000.00	\$0.00		\$8,000.00	\$8,000.00
FORECAST	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67			
VARIANCE	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	\$666.67	(\$3,333.33)	\$666.67	(\$3,333.33)	\$666.67	\$0.00		
6025 - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$15.70	\$0.00	\$83.33	\$83.33	\$83.33	\$83.37		\$699.06	\$1,000.00
FORECAST	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33			
VARIANCE	\$83.33	\$83.33	\$83.33	\$83.33	(\$266.67)	\$83.33	\$67.63	\$83.33	\$0.00	\$0.00	\$0.00	(\$0.04)	\$300.90		
6030 - Legal & Professional	\$250.00	\$270.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$1,044.96	\$417.00	\$417.00	\$417.00	\$413.00		\$3,358.96	\$5,000.00
FORECAST	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67			
VARIANCE	\$166.67	\$146.67	\$416.67	\$416.67	\$416.67	\$416.67	\$286.67	(\$628.29)	(\$0.33)	(\$0.33)	(\$0.33)	\$3.67	\$1,641.04		
6041 - Computer Equip & Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.50	\$0.00	\$12.50	\$12.50	\$12.50		\$50.00	\$150.00
FORECAST	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50			
VARIANCE	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00		
6042 - Computer Repair & Service	\$0.00	\$0.00	\$0.00	\$362.18	\$0.00	\$0.00	\$0.00	\$0.00	\$42.00	\$42.00	\$42.00	\$38.00		\$526.18	\$500.00
FORECAST	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67			
VARIANCE	\$41.67	\$41.67	\$41.67	(\$320.51)	\$41.67	\$41.67	\$41.67	\$41.67	(\$0.33)	(\$0.33)	(\$0.33)	\$3.67	(\$26.18)		
6053 - Background Check	\$120.00	\$150.00	\$0.00	\$115.00	\$120.00	\$150.00	\$90.00	\$60.00	\$60.00	\$60.00	\$50.00	\$50.00		\$1,025.00	\$700.00
FORECAST	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33			
VARIANCE	(\$61.67)	(\$91.67)	\$58.33	(\$56.67)	(\$61.67)	(\$91.67)	(\$31.67)	(\$1.67)	(\$1.67)	(\$1.67)	\$8.33	\$8.33	(\$325.00)		
6055 - Association Admin	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$75.00	\$75.00	\$55.00		\$340.00	\$880.00
FORECAST	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33	\$73.33			
VARIANCE	\$73.33	\$73.33	\$73.33	\$13.33	\$73.33	\$73.33	\$73.33	\$73.33	(\$1.67)	(\$1.67)	(\$1.67)	\$18.33	\$540.00		
6060 - Bank Service Charges	\$31.50	\$119.00	\$38.50	\$66.50	\$29.50	\$39.00	\$11.50	\$41.50	\$10.00	\$10.00	\$0.00	\$0.00		\$397.00	\$100.00
FORECAST	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33			
VARIANCE	(\$23.17)	(\$110.67)	(\$30.17)	(\$58.17)	(\$21.17)	(\$30.67)	(\$3.17)	(\$33.17)	(\$1.67)	(\$1.67)	\$8.33	\$8.33	(\$297.00)		
6100 - Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$208.33	\$208.33	\$208.33	\$208.37		\$833.36	\$2,500.00
FORECAST	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33			
VARIANCE	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$0.00	\$0.00	\$0.00	(\$0.04)	\$1,666.60		
6105 - Office Supplies & Toner	\$387.77	\$123.79	\$622.80	\$25.00	\$123.54	\$2,042.68	\$278.70	\$293.32	\$375.00	\$375.00	\$375.00	\$375.00		\$5,377.60	\$4,500.00
FORECAST	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00			
VARIANCE	(\$12.77)	\$251.21	(\$247.80)	\$350.00	\$271.46	(\$1,667.68)	\$96.30	\$81.68	\$0.00	\$0.00	\$0.00	\$0.00	(\$877.60)		
6150 - Licensing, Certifications, E	\$0.00	\$753.00	\$0.00	\$0.00	\$0.00	\$100.40	\$0.00	\$0.00	\$125.00	\$125.00	\$125.00	\$125.00		\$1,353.40	\$1,500.00
FORECAST	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00			
VARIANCE	\$125.00	(\$628.00)	\$125.00	\$125.00	\$125.00	\$24.60	\$125.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$146.60		
6170 - Tax Return	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$150.00
FORECAST	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50			
VARIANCE	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$12.50	\$150.00		
Total General & Administrative	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16	\$2,069.16		\$21,960.56	\$24,980.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

General & Administrative

General & Administrative	Forecast	Budget	Variance	2024 Proposed
6020 - Accounting/Annual Audit	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
6025 - Postage	\$699.06	\$1,000.00	\$300.94	\$1,000.00
6030 - Legal & Professional	\$3,358.96	\$5,000.00	\$1,641.04	\$5,000.00
6041 - Computer Equip & Supplies	\$50.00	\$150.00	\$100.00	\$150.00
6042 - Computer Repair & Service	\$526.18	\$500.00	(\$26.18)	\$500.00
6053 - Background Check	\$1,025.00	\$700.00	(\$325.00)	\$665.00
6055 - Association Admin	\$340.00	\$880.00	\$540.00	\$836.00
6060 - Bank Service Charges	\$397.00	\$100.00	(\$297.00)	\$100.00
6100 - Bad Debt Expense	\$833.36	\$2,500.00	\$1,666.64	\$1,200.00
6105 - Office Supplies & Toner	\$5,377.60	\$4,500.00	(\$877.60)	\$5,500.00
6150 - Licensing, Certifications, Educ	\$1,353.40	\$1,500.00	\$146.60	\$1,500.00
6170 - Tax Return	\$0.00	\$150.00	\$150.00	\$350.00
Total	\$21,960.56	\$24,980.00	\$3,019.44	\$24,801.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Maintenance & Repair

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Variance	2023 Forecast	2023 Final Annual	2024 Proposed
	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23			Budget	
6170 - Tax Return	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	150.00	
FORECAST																
VARIANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
Total General & Administrative	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16	5,408.16		21,960.56	24,980.00	
Maintenance & Repair																
6320 - Pool Mtn & Supplies	1,086.02	2,937.55	1,014.53	2,970.00	914.03	931.09	894.08	1,825.06	958.33	958.33	958.33	958.37		16,405.72	11,500.00	
FORECAST	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33	958.33				
VARIANCE	(127.69)	(1,979.22)	(56.20)	(2,011.67)	44.30	27.24	64.25	(866.73)	0.00	0.00	0.00	(0.04)	(4,905.76)			
6330 - Grounds & Landscaping	0.00	242.91	555.77	0.00	745.48	1,046.55	1,250.00	365.77	816.97	816.97	816.97	813.33		7,470.72	9,800.00	
FORECAST	816.97	816.97	816.97	816.97	816.97	816.97	816.97	816.97	816.97	816.97	816.97	816.97				
VARIANCE	816.97	574.06	261.20	816.97	71.49	(229.58)	(433.03)	451.20	0.00	0.00	0.00	3.64	2,332.92			
6335 - Plumbing Maint	369.30	0.00	0.00	364.01	158.50	153.70	234.84	0.00	875.00	875.00	875.00	875.00		4,780.35	10,500.00	
FORECAST	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00				
VARIANCE	505.70	875.00	875.00	510.99	716.50	721.30	640.16	875.00	0.00	0.00	0.00	0.00	5,719.65			
6340 - HVAC Maint & repair	0.00	0.00	0.00	0.00	0.00	383.00	0.00	0.00	58.33	58.33	58.33	58.37		616.36	700.00	
FORECAST	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33	58.33				
VARIANCE	58.33	58.33	58.33	58.33	58.33	(324.67)	58.33	58.33	0.00	0.00	0.00	(0.04)	83.60			
6350 - Hskp Janitorial Supplies	352.34	302.43	128.35	357.13	0.00	941.22	809.15	689.75	583.33	583.33	583.37	583.33		5,913.73	7,000.00	
FORECAST	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33				
VARIANCE	230.99	280.90	454.98	226.20	583.33	(357.89)	(225.82)	(106.42)	0.00	0.00	(0.04)	0.00	1,086.23			
6360 - General Maintenance	1,061.62	4,136.09	3,167.36	1,821.83	911.54	3,584.95	2,205.38	1,752.45	1,666.67	1,666.67	1,666.67	1,666.63		25,307.86	20,000.00	
FORECAST	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67				
VARIANCE	605.05	(2,469.42)	(1,500.69)	(155.16)	755.13	(1,918.28)	(538.71)	(85.78)	0.00	0.00	0.00	0.04	(5,307.82)			
6370 - Elevator Repair (non covered)	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	250.00	250.00	250.00	250.00		1,300.00	3,000.00	
FORECAST	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00				
VARIANCE	250.00	250.00	250.00	250.00	(50.00)	250.00	250.00	250.00	0.00	0.00	0.00	0.00	1,700.00			
Total Maintenance & Repair	2,869.28	7,618.98	4,866.01	5,512.97	3,029.55	7,040.51	5,393.45	4,633.03	5,208.63	5,208.63	5,208.67	5,205.03		61,794.74	62,500.00	

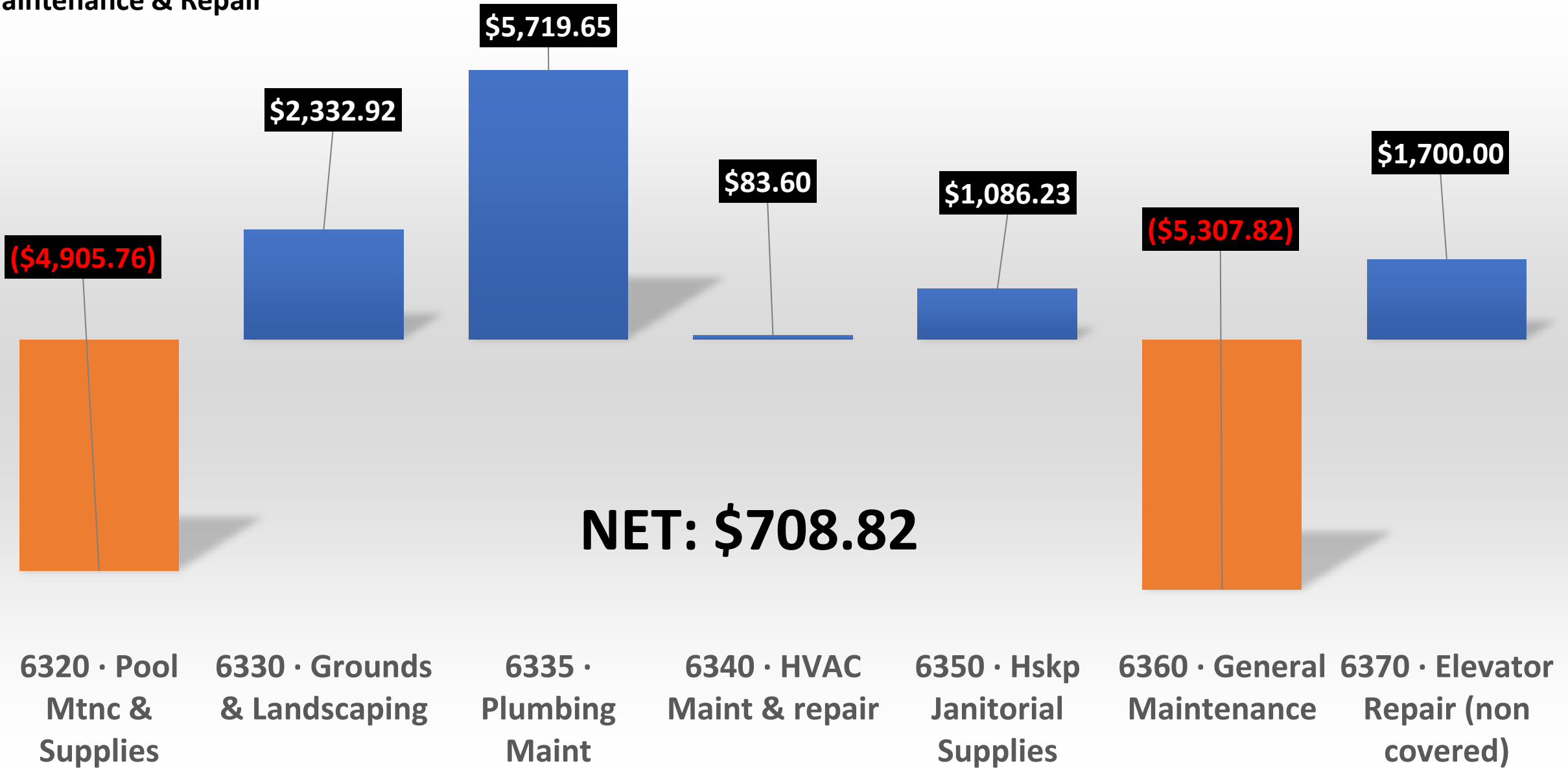
BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Maintenance & Repair

Maintenance & Repair	Forecast	Budget	Variance	2024 Proposed
6320 - Pool Mtnc & Supplies	\$16,405.72	\$11,500.00	(\$4,905.72)	\$14,000.00
6330 - Grounds & Landscaping	\$7,470.72	\$9,800.00	\$2,329.28	\$6,500.00
6335 - Plumbing Maint	\$4,780.35	\$10,500.00	\$5,719.65	\$10,500.00
6340 - HVAC Maint & repair	\$616.36	\$700.00	\$83.64	\$700.00
6350 - Hskp Janitorial Supplies	\$5,913.73	\$7,000.00	\$1,086.27	\$7,000.00
6360 - General Maintenance	\$25,307.86	\$20,000.00	(\$5,307.86)	\$20,000.00
6370 - Elevator Repair (non covered)	\$1,300.00	\$3,000.00	\$1,700.00	\$2,000.00
Total	\$61,794.74	\$62,500.00	\$705.26	\$60,700.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Maintenance & Repair

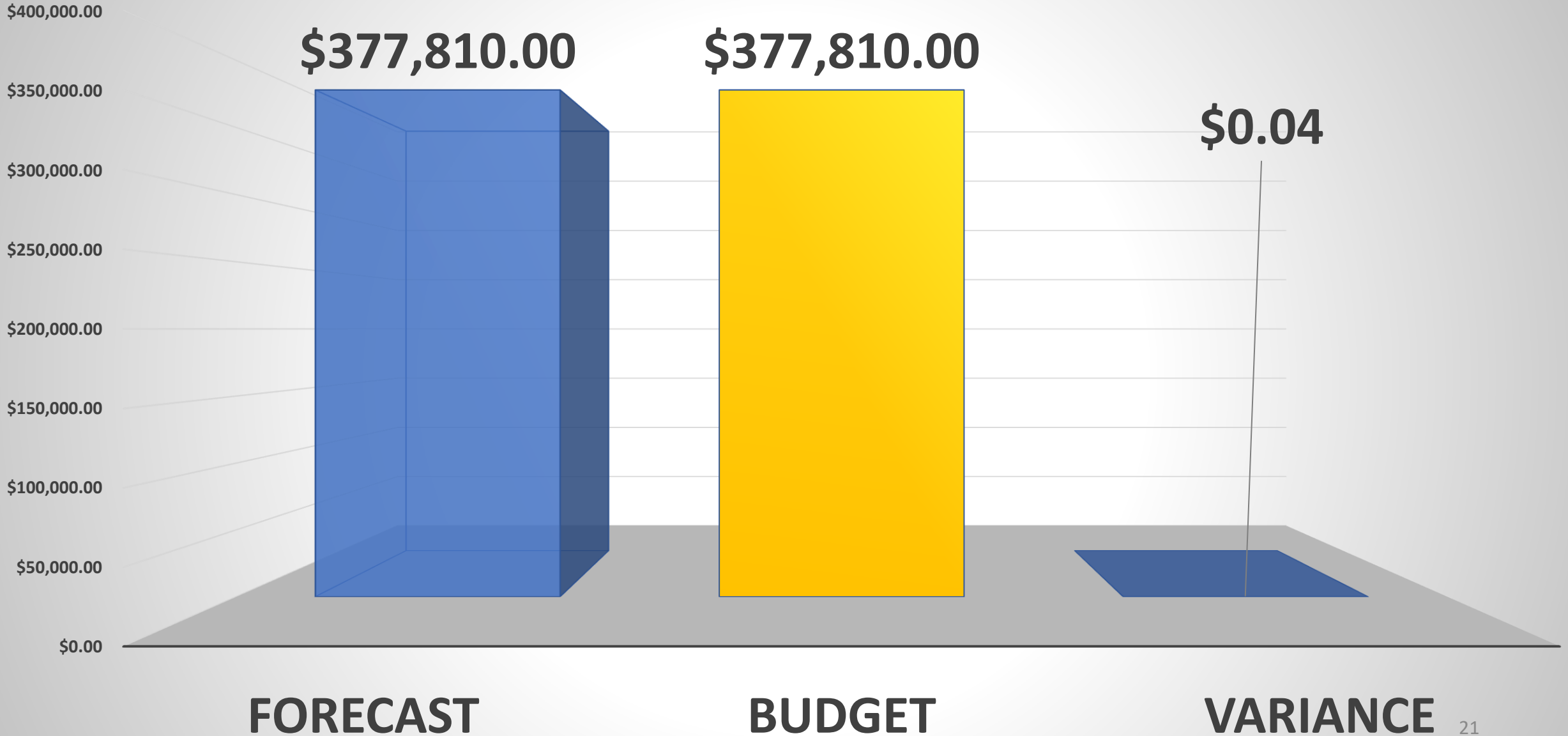


BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Property Insurance		Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual					Total	2023 Forecast/ Variance	2023 Final Annual Budget
		Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23			
Property Insurance																
6540 · Property/Wind		\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.37		\$290,920.00	\$290,920.00	
FORECAST		\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33	\$24,243.33				
VARIANCE		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.04)		(\$0.04)		
6550 · Flood		\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.13		\$39,650.00	\$54,830.00
FORECAST		\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17			
VARIANCE		\$1,897.50	\$1,897.50	\$1,897.50	\$1,897.50	\$1,897.50	\$1,897.50	\$1,897.50	\$1,897.50	\$0.00	\$0.00	\$0.00	\$0.04		\$15,180.04	
6560 · General Liability/Others		\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$4,569.17	\$2,671.67	\$2,671.67	\$2,671.63	\$2,671.67		\$47,240.00	\$32,060.00
FORECAST		\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67	\$2,671.67			
VARIANCE		(\$1,897.50)	(\$1,897.50)	(\$1,897.50)	(\$1,897.50)	(\$1,897.50)	(\$1,897.50)	(\$1,897.50)	(\$1,897.50)	\$0.00	\$0.00	\$0.04	\$0.00		(\$15,179.96)	
Total Property Insurance		\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.17	\$31,484.13	\$31,484.17		\$377,810.00	\$377,810.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Property Insurance



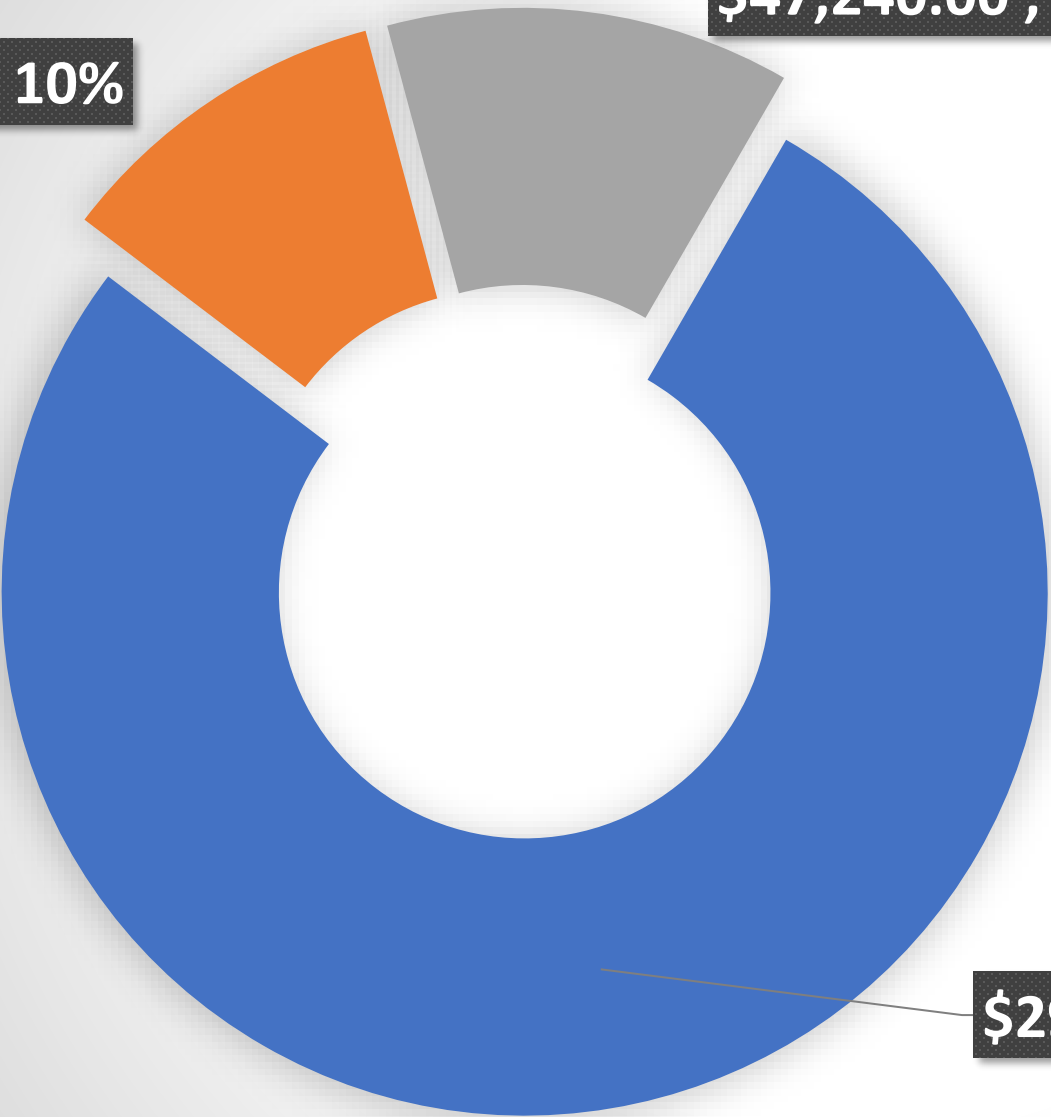
BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Property Insurance

\$39,650.00 , 10%

\$47,240.00 , 13%

\$290,920.00 , 77%



- 6540 - Property/Wind
- 6550 - Flood
- 6560 - General Liability/Others

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Property Insurance		New Forecast	2023-10-09	New Variance	
Property Insurance	Forecast	Budget	Variance	2024 Proposed	
6540 · Property/Wind	\$290,920.00	\$290,920.00	(\$0.00)	\$433,423.89	
6550 · Flood	\$62,267.00	\$54,830.00	(\$7,437.00)	\$61,982.51	
6560 · General Liability/Others	\$47,240.00	\$32,060.00	(\$15,180.00)	\$36,659.29	
Total	\$400,427.00	\$377,810.00	(\$22,617.00)	\$532,065.69	

Property Insurance		Previous Forecast	Previous Variance		
Property Insurance	Forecast	Budget	Variance	2024 Proposed	
6540 · Property/Wind	\$290,920.00	\$290,920.00	(\$0.04)		
6550 · Flood	\$39,650.00	\$54,830.00	\$15,180.04		
6560 · General Liability/Others	\$47,240.00	\$32,060.00	(\$15,179.96)		
Total	\$377,810.00	\$377,810.00	\$0.04	\$0.00	

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Service Contracts	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget				Total	2023 Forecast/ Variance	2023 Final Annual Budget
	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23			
Service Contracts															
6260 • Elevator Maintenance	\$1,970.90	\$1,970.90	\$1,970.90	\$1,970.90	\$1,970.90	\$1,970.90	\$1,973.08	\$1,970.90	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.63		\$23,656.02	\$23,660.00
FORECAST	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67	\$1,971.67			
VARIANCE	\$0.77	\$0.77	\$0.77	\$0.77	\$0.77	\$0.77	(\$1.41)	\$0.77	\$0.00	\$0.00	\$0.00	\$0.04	\$4.02		
6270 • Pest Control Interior	\$282.23	\$282.23	\$282.23	\$282.23	\$282.23	\$282.23	\$282.23	\$282.23	\$287.50	\$287.50	\$287.50	\$287.50		\$3,407.84	\$3,450.00
FORECAST	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50	\$287.50			
VARIANCE	\$5.27	\$5.27	\$5.27	\$5.27	\$5.27	\$5.27	\$5.27	\$5.27	\$0.00	\$0.00	\$0.00	\$0.00	\$42.16		
6290 • Emergency Steam Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$1,756.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,756.00	\$1,650.00
FORECAST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
VARIANCE	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,756.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,756.00)		
6295 • Fire Equip & Pump Inspct	\$0.00	\$200.00	\$983.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,383.00	\$2,000.00
FORECAST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
VARIANCE	\$0.00	(\$200.00)	(\$983.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,383.00)		
6296 • Fire Extinguisher Annual Certif	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$1,500.00
FORECAST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
VARIANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
6297 • Lawn Maintenance Service	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00		\$13,200.00	\$13,200.00
FORECAST	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00			
VARIANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
6299 • Soft Water Steam Generators	\$0.00	\$68.75	\$52.75	\$70.25	\$78.75	\$0.00	\$121.50	\$87.50	\$35.00	\$35.00	\$35.00	\$35.00		\$619.50	\$420.00
FORECAST	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00			
VARIANCE	\$35.00	(\$33.75)	(\$17.75)	(\$35.25)	(\$43.75)	\$35.00	(\$86.50)	(\$52.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$199.50)		
6300 • Postage Meter Lease	\$0.00	\$0.00	\$175.79	\$0.00	\$175.59	\$0.00	\$0.00	\$0.00	\$175.00	\$0.00	\$0.00	\$175.00		\$701.38	\$700.00
FORECAST	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00			
VARIANCE	\$175.00	\$175.00	(\$0.79)	\$175.00	(\$0.59)	\$175.00	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00	\$0.00	\$1,398.62		
6301 • Copier Lease	\$347.25	\$334.54	\$125.35	\$594.00	\$351.52	\$361.20	\$355.57	\$341.60	\$295.00	\$295.00	\$295.00	\$295.00		\$3,991.03	\$3,540.00
FORECAST	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00	\$295.00			
VARIANCE	(\$52.25)	(\$39.54)	\$169.65	(\$299.00)	(\$56.52)	(\$66.20)	(\$60.57)	(\$46.60)	\$0.00	\$0.00	\$0.00	\$0.00	(\$451.03)	24	
Total Service Contracts	\$7,485.59	\$7,472.88	\$7,263.69	\$7,732.34	\$7,489.86	\$7,499.54	\$7,493.91	\$7,479.94	\$7,433.34	\$7,433.34	\$7,433.34	\$7,433.34		\$48,714.77	\$50,120.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Service Contracts

\$48,714.77



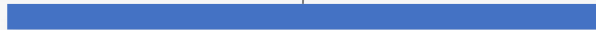
Forecast

\$50,120.00



Budget

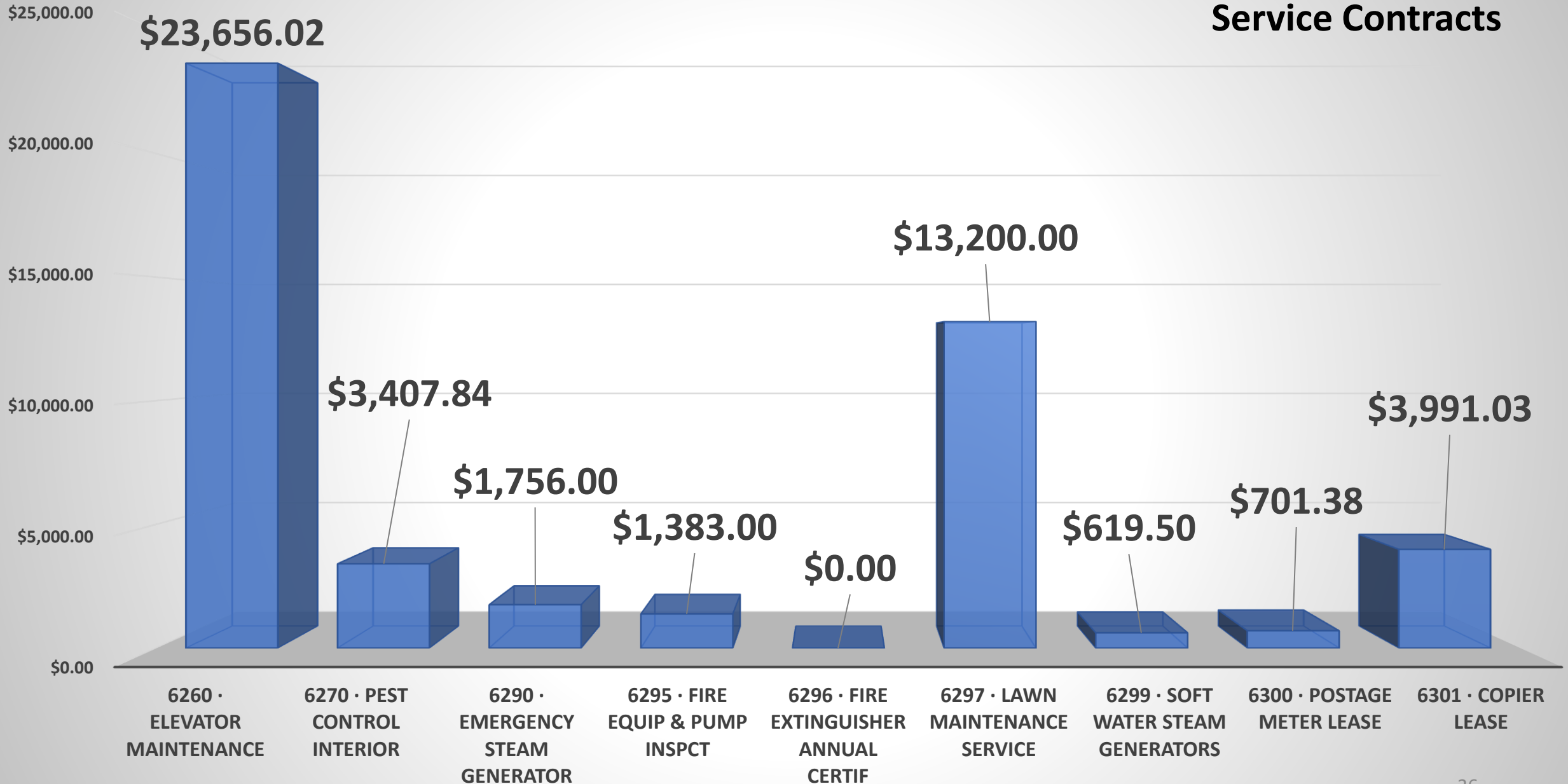
\$1,405.23



Variance

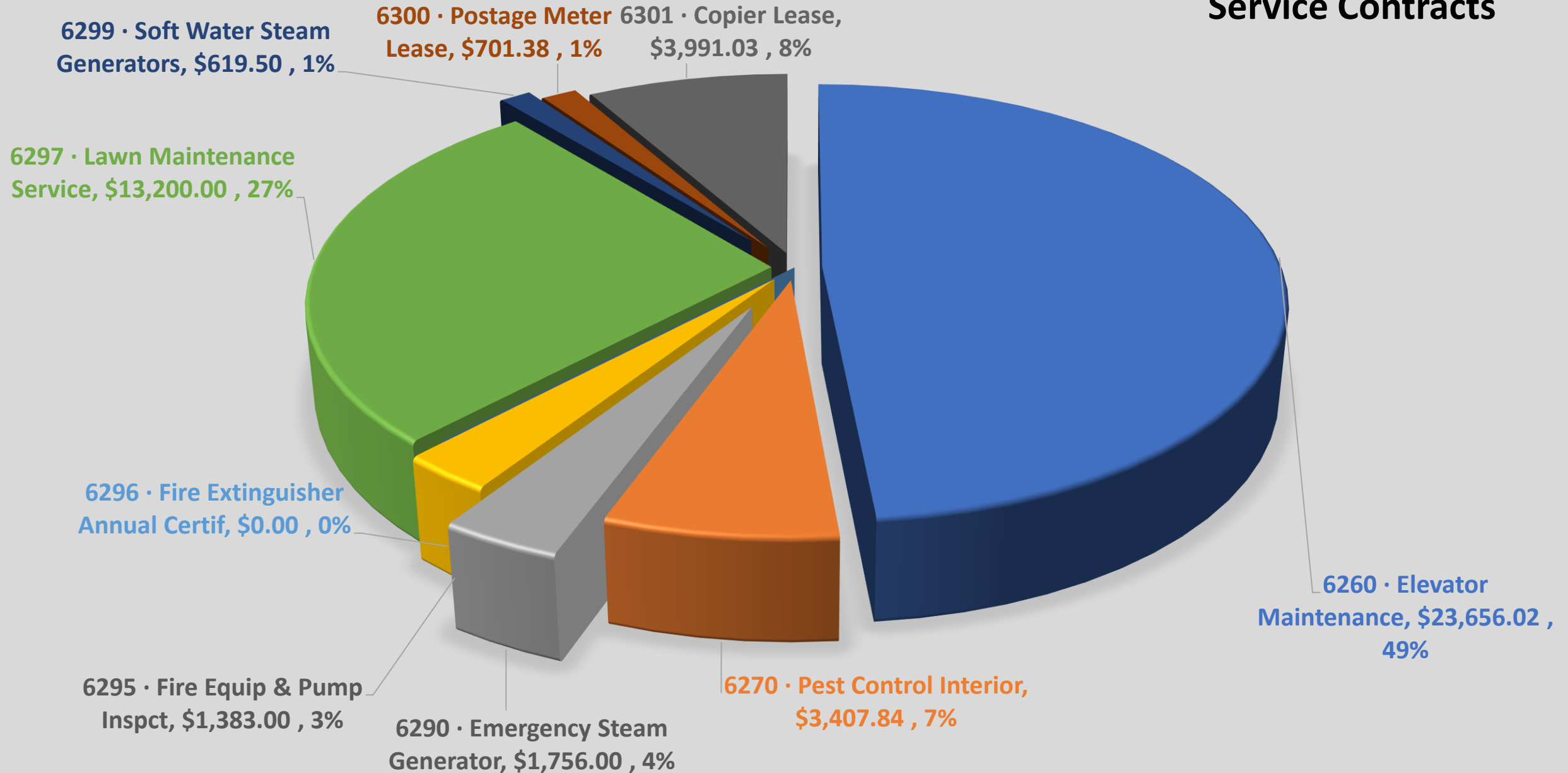
BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Service Contracts



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Service Contracts



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Service Contracts

Service Contracts	Forecast	Budget	Variance	2024 Proposed
6260 - Elevator Maintenance	\$23,656.02	\$23,660.00	\$3.98	\$23,660.00
6270 - Pest Control Interior	\$3,407.84	\$3,450.00	\$42.16	\$3,536.00
6290 - Emergency Generator	\$1,756.00	\$1,650.00	(\$106.00)	\$1,800.00
6295 - Fire Equip & Pump Inspct	\$1,383.00	\$2,000.00	\$617.00	\$1,418.00
6296 - Fire Extinguisher Annual Certif	\$0.00	\$1,500.00	\$1,500.00	\$1,691.00
6297 - Lawn Maintenance Service	\$13,200.00	\$13,200.00	\$0.00	\$13,200.00
6299 - Soft Water Steam Generators	\$619.50	\$420.00	(\$199.50)	\$1,200.00
6300 - Postage Meter Lease	\$701.38	\$700.00	(\$1.38)	\$700.00
6301 - Copier Lease	\$3,991.03	\$3,540.00	(\$451.03)	\$4,200.00
Total	\$48,714.77	\$50,120.00	\$1,405.23	\$51,405.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

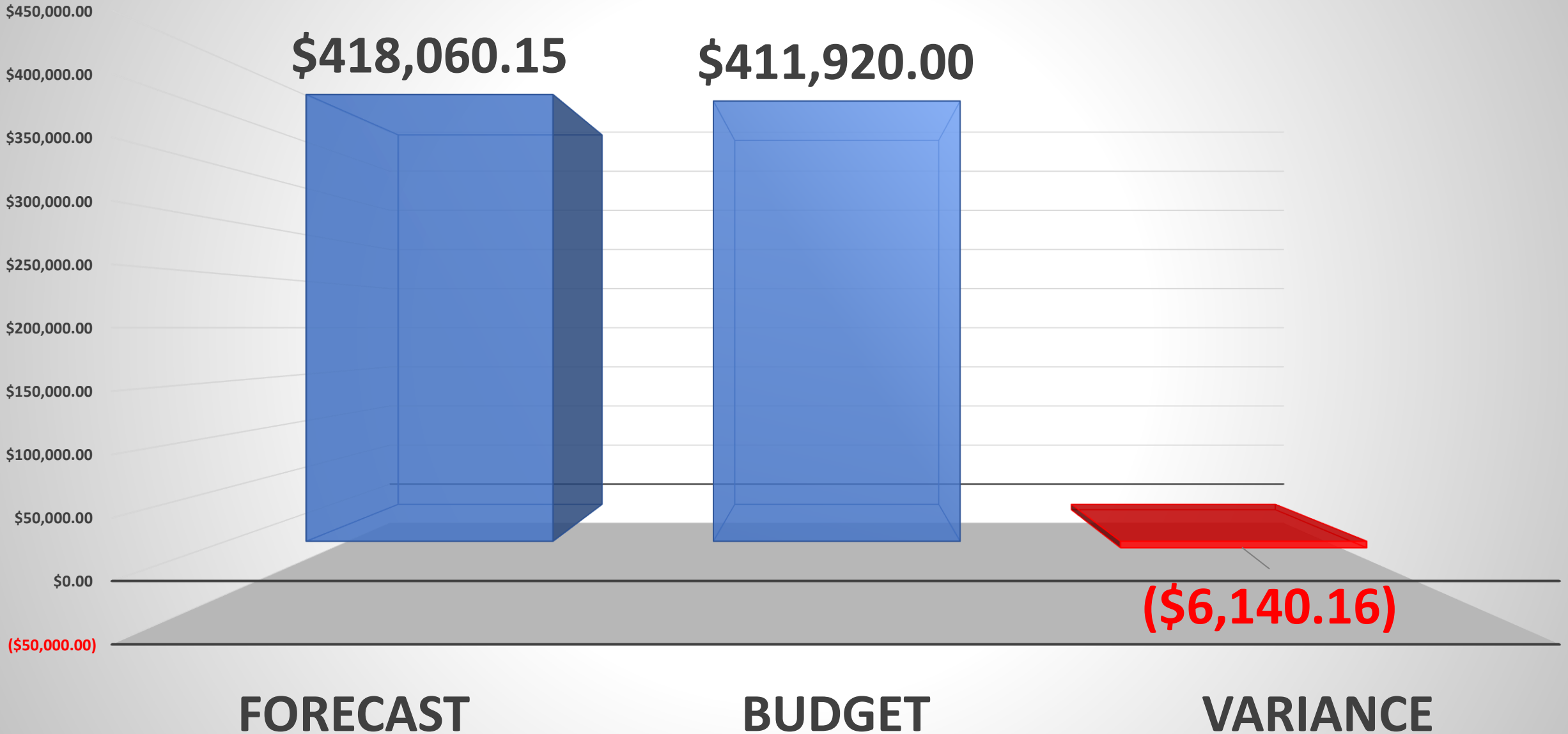
									Utilities: 1 of 2				2023 Forecast/ Variance	2023 Final Annual Budget	
									Budget	Budget	Budget	Budget	Total		
									Sep 23	Oct 23	Nov 23	Dec 23			Budget
Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Total	2023 Forecast/ Variance	2023 Final Annual Budget
Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23		Sep 23	Oct 23	Nov 23	Dec 23			
Utilities															
6420 · Phone & Entrance Directory	\$47.82	\$1,525.19	\$358.95	\$281.87	\$52.08	\$575.85	\$320.01	\$320.01	\$415.83	\$415.83	\$415.83	\$415.87		\$5,145.14	\$4,990.00
FORECAST	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83	\$415.83			
VARIANCE	\$368.01	(\$1,109.36)	\$56.88	\$133.96	\$363.75	(\$160.02)	\$95.82	\$95.82	\$0.00	\$0.00	\$0.00	(\$0.04)	(\$155.18)		
6421 · Cable	\$9,662.22	\$9,667.22	\$9,657.22	\$9,724.30	\$9,667.48	\$9,667.48	\$9,667.48	\$9,667.48	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00		\$115,500.88	\$114,360.00
FORECAST	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00	\$9,530.00			
VARIANCE	(\$132.22)	(\$137.22)	(\$127.22)	(\$194.30)	(\$137.48)	(\$137.48)	(\$137.48)	(\$137.48)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,140.88)		
6430 · Electric	\$5,742.43	\$5,738.27	\$5,784.43	\$5,796.97	\$5,800.12	\$5,875.22	\$5,721.64	\$6,240.71	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.13		\$67,276.43	\$61,730.00
FORECAST	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17	\$5,144.17			
VARIANCE	(\$598.26)	(\$594.10)	(\$640.26)	(\$652.80)	(\$655.95)	(\$731.05)	(\$577.47)	(\$1,096.54)	\$0.00	\$0.00	\$0.00	\$0.04	(\$5,546.39)		
6440 · Water	\$4,755.31	\$5,200.81	\$4,667.76	\$5,008.14	\$3,758.15	\$5,347.63	\$4,939.56	\$5,784.22	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00		\$57,221.58	\$53,280.00
FORECAST	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00	\$4,440.00			
VARIANCE	(\$315.31)	(\$760.81)	(\$227.76)	(\$568.14)	\$681.85	(\$907.63)	(\$499.56)	(\$1,344.22)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,941.58)		
6442 · Fireline	\$112.40	\$112.40	\$112.40	\$112.40	\$112.40	\$112.40	\$112.40	\$112.40	\$130.00	\$130.00	\$130.00	\$130.00		\$1,419.20	\$1,560.00
FORECAST	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00	\$130.00			
VARIANCE	\$17.60	\$17.60	\$17.60	\$17.60	\$17.60	\$17.60	\$17.60	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00	\$140.80		
6445 · Sewer	\$4,644.15	\$4,571.75	\$5,549.15	\$5,078.55	\$4,363.60	\$5,558.20	\$5,331.95	\$6,291.25	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.13		\$60,645.24	\$57,770.00
FORECAST	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17	\$4,814.17			
VARIANCE	\$170.02	\$242.42	(\$734.98)	(\$264.38)	\$450.57	(\$744.03)	(\$517.78)	(\$1,477.08)	\$0.00	\$0.00	\$0.00	\$0.04	(\$2,875.20)		
6448 · Stormwater	\$2,547.48	\$2,547.48	\$2,547.48	\$2,547.48	\$2,547.48	\$2,547.48	\$2,547.48	\$2,547.48	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.87		\$30,583.20	\$30,610.00
FORECAST	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83			
VARIANCE	\$3.35	\$3.35	\$3.35	\$3.35	\$3.35	\$3.35	\$3.35	\$3.35	\$0.00	\$0.00	\$0.00	(\$0.04)	\$26.76		
6450 · Garbage	\$2,659.10	\$2,759.10	\$2,759.10	\$3,009.10	\$2,759.10	\$3,459.10	\$2,709.10	\$3,059.10	\$2,730.00	\$2,730.00	\$2,730.00	\$2,730.00		\$34,092.80	\$32,760.00
FORECAST	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83	\$2,550.83			
VARIANCE	(\$108.27)	(\$208.27)	(\$208.27)	(\$458.27)	(\$208.27)	(\$908.27)	(\$158.27)	(\$508.27)	(\$179.17)	(\$179.17)	(\$179.17)	(\$179.17)	(\$3,482.84)	29	
6455 · Landfill	\$971.55	\$971.55	\$971.55	\$971.55	\$971.55	\$971.55	\$971.55	\$971.55	\$975.00	\$975.00	\$975.00	\$975.00		\$11,672.40	\$11,700.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Utilities: 2 of 2														2023 Forecast/ Variance	2023 Final Annual	
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Total		Budget
	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23				
FORECAST	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00			
VARIANCE	\$512.85	\$512.85	\$512.85	\$512.85	\$512.85	\$512.85	\$512.85	\$512.85	\$511.67	\$511.67	\$511.67	\$511.63	\$6,149.44			
6470 • Generator Fuel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
FORECAST																
VARIANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
6480 • Gas for Mowing	\$0.00	\$0.00	\$0.00	\$61.20	\$0.00	\$0.00	\$125.00	\$0.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$226.20	\$110.00	
FORECAST	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00			
VARIANCE	\$10.00	\$10.00	\$10.00	(\$51.20)	\$10.00	\$10.00	(\$115.00)	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$106.20)			
6485 • Natural Gas	\$962.22	\$5,300.28	\$2,396.82	\$1,844.84	\$929.60	\$380.99	\$135.83	\$124.46	\$0.00	\$0.00	\$4,000.00	\$4,000.00	\$20,075.04	\$28,000.00		
FORECAST																
VARIANCE	(\$962.22)	(\$5,300.28)	(\$2,396.82)	(\$1,844.84)	(\$929.60)	(\$380.99)	(\$135.83)	(\$124.46)	\$0.00	\$0.00	(\$4,000.00)	(\$4,000.00)	(\$20,075.04)			
6490 • Utility Taxes and Surcharges	\$475.53	\$520.08	\$466.77	\$500.81	\$375.81	\$534.76	\$493.96	\$577.12	\$580.83	\$580.83	\$580.83	\$580.87	\$6,268.20	\$6,970.00		
FORECAST	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83	\$580.83				
VARIANCE	\$105.30	\$60.75	\$114.06	\$80.02	\$205.02	\$46.07	\$86.87	\$3.71	\$0.00	\$0.00	\$0.00	(\$0.04)	\$701.76			
6491 • Solid Waste Fuel Adjustment	\$201.24	\$201.24	\$201.24	\$201.24	\$201.24	\$201.24	\$201.24	\$201.24	\$193.33	\$193.33	\$193.33	\$193.37	\$2,383.28	\$2,320.00		
FORECAST	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33	\$193.33				
VARIANCE	(\$7.91)	(\$7.91)	(\$7.91)	(\$7.91)	(\$7.91)	(\$7.91)	(\$7.91)	(\$7.91)	\$0.00	\$0.00	\$0.00	(\$0.04)	(\$63.32)			
Total Utilities	\$64,434.56	\$64,434.56	\$64,434.56	\$64,434.56	\$64,434.56	\$64,434.56	\$64,434.56	\$64,434.56	\$64,426.65	\$64,426.65	\$64,426.65	\$64,426.69	\$418,060.15	\$411,920.00		
Total Operating Expenses	\$129,168.71	\$134,381.18	\$131,046.36	\$132,018.43	\$139,301.46	\$133,354.37	\$131,685.95	\$130,989.00	\$131,419.90	\$141,256.07	\$131,419.90	\$131,416.52	\$1,190,960.26	\$1,189,010.00		

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Utilities



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Utilities

Utilities	Forecast	Budget	Variance	2024 Proposed
6420 - Phone & Entrance Directory	\$5,145.14	\$4,990.00	(\$155.14)	\$5,402.00
6421 - Cable	\$115,500.88	\$114,360.00	(\$1,140.88)	\$120,078.00
6430 - Electric	\$67,276.43	\$61,730.00	(\$5,546.43)	\$72,659.00
6440 - Water	\$57,221.58	\$53,280.00	(\$3,941.58)	\$61,227.00
6442 - Fireline	\$1,419.20	\$1,560.00	\$140.80	\$1,500.00
6445 - Sewer	\$60,645.24	\$57,770.00	(\$2,875.24)	\$63,678.00
6448 - Stormwater	\$30,583.20	\$30,610.00	\$26.80	\$30,610.00
6450 - Garbage	\$34,092.80	\$32,760.00	(\$1,332.80)	\$35,422.00
6455 - Landfill	\$11,672.40	\$11,700.00	\$27.60	\$11,700.00
6460 - Recycling	\$5,550.56	\$5,560.00	\$9.44	\$5,560.00
6470 - Generator Fuel	\$0.00	\$200.00	\$200.00	\$200.00
6480 - Gas for Mowing	\$226.20	\$110.00	(\$116.20)	\$230.00
6485 - Natural Gas	\$20,075.04	\$28,000.00	\$7,924.96	\$24,000.00
6490 - Utility Taxes and Surcharges	\$6,268.20	\$6,970.00	\$701.80	\$6,970.00
6491 - Solid Waste Fuel Adjustment	\$2,383.28	\$2,320.00	(\$63.28)	\$2,320.00
Total	\$418,060.15	\$411,920.00	(\$6,140.15)	\$441,556.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

													Reserve Receipts		
													Total	2023 Forecast/ Variance	2023 Final Annual Budget
Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget			
Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23				
5000 - Reserve Assessment	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.37		\$425,503.76	\$425,512.00
FORECAST	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.33			
VARIANCE	\$1.03	\$1.03	\$1.03	\$1.03	\$1.03	\$1.03	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00	(\$0.04)	\$8.24		
Total Reserve Receipts	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,458.30	\$35,459.33	\$35,459.33	\$35,459.33	\$35,459.37		\$425,503.76	\$425,512.00

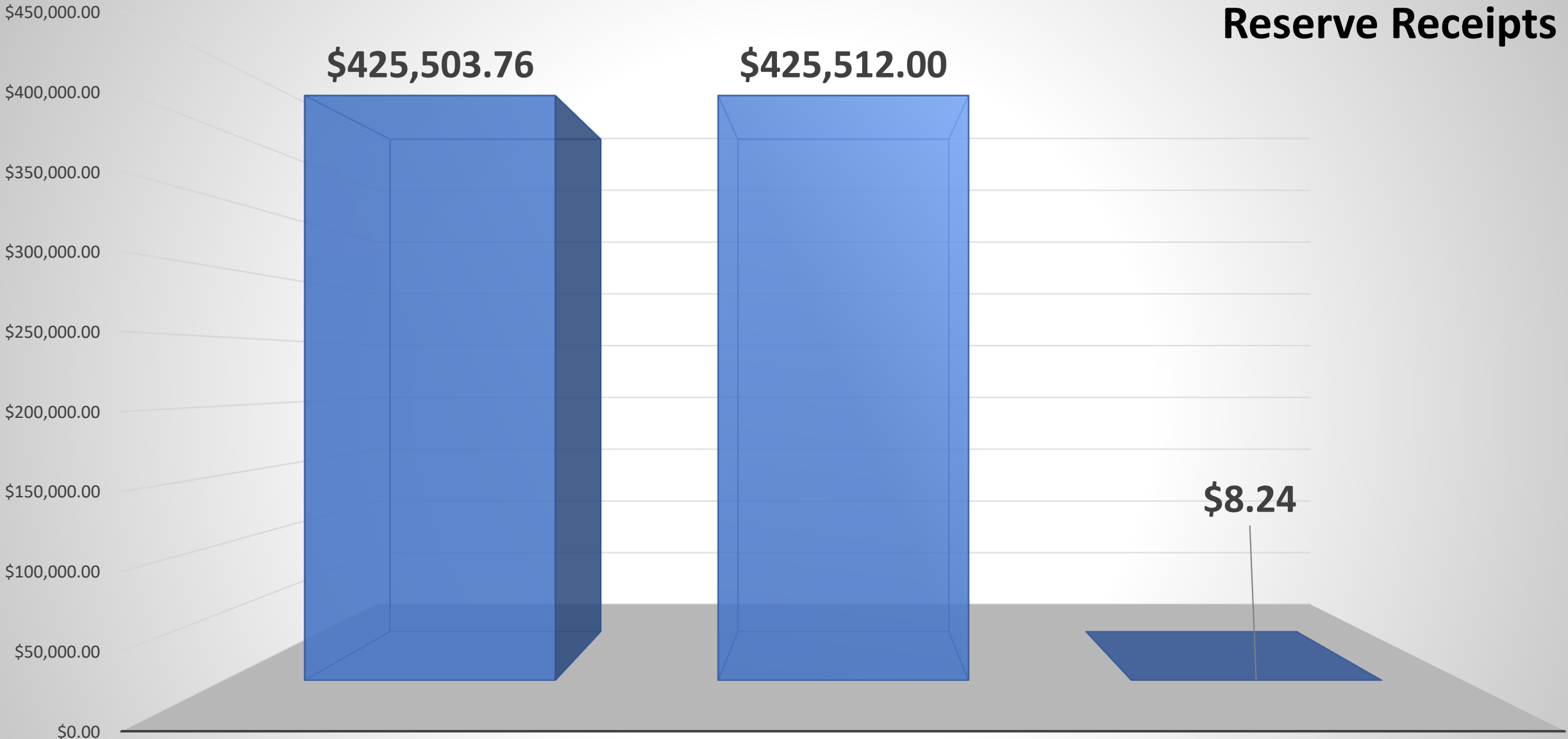
BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Reserve Receipts

Reserve Receipts	Forecast	Budget	Variance	2024 Proposed
5000 - Reserve Assessment	\$425,503.76	\$425,512.00	\$8.24	
Total	\$425,503.76	\$425,512.00		\$0.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Reserve Receipts



FORECAST

BUDGET

VARIANCE

Proposal Worksheets

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

Proposal Worksheet

Operating Account Receipts	Forecast	Budget	Variance	2024 Proposed
4010 · Operating Assessments	\$1,028,408.72	\$1,028,169.96	\$238.72	
4020 · Laundry Revenue	\$25,026.27	\$24,000.00	\$7,026.27	\$22,032.00
4030 · Party Room Revenue	\$555.00	\$480.00	\$235.00	\$480.00
4040 · Locker Revenue (after tax)	\$19,327.80	\$19,560.00	(\$232.20)	\$19,560.00
4050 · Late Fee Revenue	\$2,596.28	\$2,100.00	\$596.28	\$2,100.00
4061 · Administrative Fees	\$12,400.00	\$9,600.00	\$6,500.00	\$6,385.00
4062 · Background Check Receipts	\$370.00	\$720.00	(\$330.00)	\$0.00
4070 · Cable Income	\$114,440.00	\$114,360.00	\$80.00	\$120,162.00
Total	\$1,203,124.07	\$1,198,989.96	\$14,114.07	\$170,719.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Proposal Worksheet

Employees	Forecast	Budget	Variance	2024 Proposed
6220 - Salary & Wages	\$224,855.72	\$225,870.00	\$1,014.28	\$224,489.32
6225 - Payroll Taxes	\$19,309.05	\$18,170.00	(\$1,139.05)	\$18,030.23
6228 - Misc. Employee Benefit	\$12,265.27	\$11,700.00	(\$565.27)	\$11,200.02
6230 - Workers Comp	\$6,191.00	\$5,940.00	(\$251.00)	\$5,892.23
Total	\$262,621.04	\$261,680.00	(\$941.04)	\$259,611.80

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Proposal Worksheet

General & Administrative	Forecast	Budget	Variance	2024 Proposed
6020 - Accounting/Annual Audit	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
6025 - Postage	\$699.06	\$1,000.00	\$300.94	\$1,000.00
6030 - Legal & Professional	\$3,358.96	\$5,000.00	\$1,641.04	\$5,000.00
6041 - Computer Equip & Supplies	\$50.00	\$150.00	\$100.00	\$150.00
6042 - Computer Repair & Service	\$526.18	\$500.00	(\$26.18)	\$500.00
6053 - Background Check	\$1,025.00	\$700.00	(\$325.00)	\$665.00
6055 - Association Admin	\$340.00	\$880.00	\$540.00	\$836.00
6060 - Bank Service Charges	\$397.00	\$100.00	(\$297.00)	\$100.00
6100 - Bad Debt Expense	\$833.36	\$2,500.00	\$1,666.64	\$1,200.00
6105 - Office Supplies & Toner	\$5,377.60	\$4,500.00	(\$877.60)	\$5,500.00
6150 - Licensing, Certifications, Educ	\$1,353.40	\$1,500.00	\$146.60	\$1,500.00
6170 - Tax Return	\$0.00	\$150.00	\$150.00	\$350.00
Total	\$21,960.56	\$24,980.00	\$3,019.44	\$24,801.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Proposal Worksheet

Maintenance & Repair	Forecast	Budget	Variance	2024 Proposed
6320 - Pool Mtnc & Supplies	\$16,405.72	\$11,500.00	(\$4,905.72)	\$14,000.00
6330 - Grounds & Landscaping	\$7,470.72	\$9,800.00	\$2,329.28	\$6,500.00
6335 - Plumbing Maint	\$4,780.35	\$10,500.00	\$5,719.65	\$10,500.00
6340 - HVAC Maint & repair	\$616.36	\$700.00	\$83.64	\$700.00
6350 - Hskp Janitorial Supplies	\$5,913.73	\$7,000.00	\$1,086.27	\$7,000.00
6360 - General Maintenance	\$25,307.86	\$20,000.00	(\$5,307.86)	\$20,000.00
6370 - Elevator Repair (non covered)	\$1,300.00	\$3,000.00	\$1,700.00	\$2,000.00
Total	\$61,794.74	\$62,500.00	\$705.26	\$60,700.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Property Insurance		New Forecast	2023-10-09	New Variance
Property Insurance	Forecast	Budget	Variance	2024 Proposed
6540 · Property/Wind	\$290,920.00	\$290,920.00	(\$0.00)	\$433,423.89
6550 · Flood	\$62,267.00	\$54,830.00	(\$7,437.00)	\$61,982.51
6560 · General Liability/Others	\$47,240.00	\$32,060.00	(\$15,180.00)	\$36,659.29
Total	\$400,427.00	\$377,810.00	(\$22,617.00)	\$532,065.69

Property Insurance		Previous Forecast	Previous Variance	
Property Insurance	Forecast	Budget	Variance	2024 Proposed
6540 · Property/Wind	\$290,920.00	\$290,920.00	(\$0.04)	
6550 · Flood	\$39,650.00	\$54,830.00	\$15,180.04	
6560 · General Liability/Others	\$47,240.00	\$32,060.00	(\$15,179.96)	
Total	\$377,810.00	\$377,810.00	\$0.04	\$0.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Proposal Worksheet

Service Contracts	Forecast	Budget	Variance	2024 Proposed
6260 · Elevator Maintenance	\$23,656.02	\$23,660.00	\$3.98	\$23,660.00
6270 · Pest Control Interior	\$3,407.84	\$3,450.00	\$42.16	\$3,536.00
6290 · Emergency Generator	\$1,756.00	\$1,650.00	(\$106.00)	\$1,800.00
6295 · Fire Equip & Pump Inspct	\$1,383.00	\$2,000.00	\$617.00	\$1,418.00
6296 · Fire Extinguisher Annual Certif	\$0.00	\$1,500.00	\$1,500.00	\$1,691.00
6297 · Lawn Maintenance Service	\$13,200.00	\$13,200.00	\$0.00	\$13,200.00
6299 · Soft Water Steam Generators	\$619.50	\$420.00	(\$199.50)	\$1,200.00
6300 · Postage Meter Lease	\$701.38	\$700.00	(\$1.38)	\$700.00
6301 · Copier Lease	\$3,991.03	\$3,540.00	(\$451.03)	\$4,200.00
Total	\$48,714.77	\$50,120.00	\$1,405.23	\$51,405.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Proposal Worksheet

Utilities	Forecast	Budget	Variance	2024 Proposed
6420 - Phone & Entrance Directory	\$5,145.14	\$4,990.00	(\$155.14)	\$5,402.00
6421 - Cable	\$115,500.88	\$114,360.00	(\$1,140.88)	\$120,078.00
6430 - Electric	\$67,276.43	\$61,730.00	(\$5,546.43)	\$72,659.00
6440 - Water	\$57,221.58	\$53,280.00	(\$3,941.58)	\$61,227.00
6442 - Fireline	\$1,419.20	\$1,560.00	\$140.80	\$1,500.00
6445 - Sewer	\$60,645.24	\$57,770.00	(\$2,875.24)	\$63,678.00
6448 - Stormwater	\$30,583.20	\$30,610.00	\$26.80	\$30,610.00
6450 - Garbage	\$34,092.80	\$32,760.00	(\$1,332.80)	\$35,422.00
6455 - Landfill	\$11,672.40	\$11,700.00	\$27.60	\$11,700.00
6460 - Recycling	\$5,550.56	\$5,560.00	\$9.44	\$5,560.00
6470 - Generator Fuel	\$0.00	\$200.00	\$200.00	\$200.00
6480 - Gas for Mowing	\$226.20	\$110.00	(\$116.20)	\$230.00
6485 - Natural Gas	\$20,075.04	\$28,000.00	\$7,924.96	\$24,000.00
6490 - Utility Taxes and Surcharges	\$6,268.20	\$6,970.00	\$701.80	\$6,970.00
6491 - Solid Waste Fuel Adjustment	\$2,383.28	\$2,320.00	(\$63.28)	\$2,320.00
Total	\$418,060.15	\$411,920.00	(\$6,140.15)	\$441,556.00

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Proposal Worksheet

Reserve Receipts	Forecast	Budget	Variance	2024 Proposed
5000 - Reserve Assessment	\$425,503.76	\$425,512.00	\$8.24	
Total	\$425,503.76	\$425,512.00		\$0.00

Proposed Expense Budget 2024

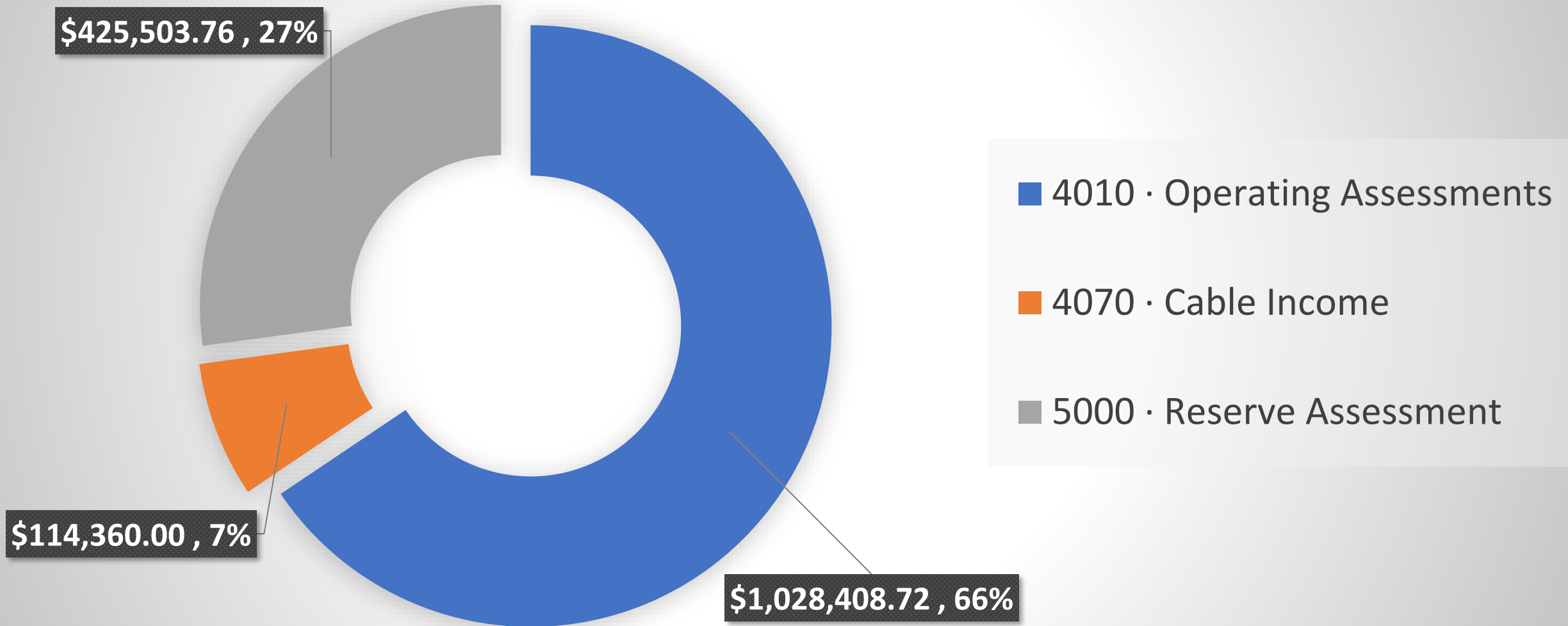
\$1,370,139.49

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

Our total monthly fee is made up of 3 components

Forecast

How is my HOA Money applied??



BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (INCOME)

How is my HOA Money applied??

Our total monthly fee is made up of 3 components

	1BDR			2BDR			3BDR			Penthouse		
	from final budget	Monthly	Annually	from final budget	Monthly	Annually	from final budget	Monthly	Annually	from final budget	Monthly	Annually
4010 - 2023 - Monthly Assessment - operating	434	307	3,684	640	453	5,432	869	615	7,376	1074	760	9,116
5000 - 2023 - Monthly Assessment - reserve		127	1,524		187	2,248		254	3,052		314	3,772
4070 - 2023 - Spectrum	45	45	540	45	45	540	45	45	540	90	90	1,080
2023 - Total	479	479	5,748	685	685	8,220	914	914	10,968	1164	1,164	13,968

1BDR

from final budget	Monthly	Annually
434	307	3,684
	127	1,524
45	45	540
479	479	5,748

2BDR

from final budget	Monthly	Annually
640	453	5,432
	187	2,248
45	45	540
685	685	8,220

3BDR

from final budget	Monthly	Annually
869	615	7,376
	254	3,052
45	45	540
914	914	10,968

Penthouse

from final budget	Monthly	Annually
1074	760	9,116
	314	3,772
90	90	1,080
1164	1,164	13,968

BAYSHORE CONDOMINIUMS - 2024 - BUDGET PROCESS (EXPENSES)

Effective January 1st 2025, for condominiums 25 years and older and more than 3 stories, reserves must be fully funded for the critical categories of the SIRS.

<https://www.flsenate.gov/Committees/billsummaries/2023/html/3187>

<https://reservestudyfl.com/2023-florida-reserve-funding-updates/>