

**Waterscape Condominium Owners Association, Inc.  
Operating Budget 2023**

	2023	Jan-Dec 23
<b>Income</b>		
<b>REVENUES</b>		
* 3000 . Homeowner Fees		3,265,105
* 3020 . Late Fees		2,500
* 3403 . Rent		290,000
Tiki Hut	80,000	
Vacasa	210,000	
* 3242 . Beach Service		158,000
* 3285 . Vending		9,000
Ice Machine	8,580	
Drink Machines	420	
* 3900 . Bank Interest		0
* 3502 . Vacasa Gross Rental Income		300,000
* 3201 . Pavilion Rental		0
* 3265 . Wristband Fees		160,000
* 3261 . Keys		200
* 3999 . Carryover From Prior Year		<u>48,000</u>
<b>Total REVENUES</b>		<u>4,232,805</u>

<b>Expense</b>		
<b>EXPENSES</b>		
<b>Administration</b>		
* 4020 . Management Fees		80,000
* 4155 . Accounting		8,000
Annual Audit & Tax Return Srvc	8,000	
* 4104 . Fees Payable to the Division		1,356
* 4131 . Annual Report		61
* 4030 . Legal Expense		12,500
* 4108 . Licenses, Taxes & Permits		3,012
Permits-Elevators	750	
Permits-Pools/Spas	2,262	
Tangible Property Taxes	0	
* 4040 . Office & Admin		4,000
Computer & Copier Supplies	1,000	
Other Office Supplies	2,100	
Postage	900	
* 4415 . Meetings		2,110
Annual Meeting Room Rental	630	
Annual Meeting Breakfast	700	
Zoom Subscription	780	
* 4420 . Entertainment Expense		60,000
* 4300 . Professional Services		3,000
Balcony Inspection	1,750	
Roof Anchor Inspection	1,250	
* 4302 . Engineering Services		12,000
* 4850 . Reserve Study		26,500
* 4082 . Insurance Appraisal		450
* 5515 . Sales Tax		51,500
* 4350 . Wristbands		13,000
* 4800 . Misc G & A		5,000
Radio Maint.	3,150	
Miscellaneous	1,850	
* 4900 . Depreciation Expense		<u>0</u>
<b>Total Administration</b>		<u>282,489</u>

<b>Maintenance and Repairs</b>		
* 7070 . Building Repairs		20,000
Plumbing	5,000	
Dryer/Vent Cleaning	0	
Misc Repairs	15,000	
* 7085 . Cooling Systems		15,000
* 7060 . Elevator Maintenance		11,000
* 7059 . Elevator Contract Expense		21,900
* 5405 . Fire System Repairs		30,000
* 7425 . Fire System Inspect. & Monitor.		13,371
* 5040 . Landscaping Improvements		11,685
Indoor Plant Maintenance	1,685	
Landscaping Extras	10,000	
2nd Palm Pruning	0	
Palm Tree De-booting	0	
* 5030 . Landscaping Contract		111,878
* 6005 . Pool/Spa Supplies		82,000
* 6015 . Pool/Spa Repair		75,000
* 5047 . Janitorial Supplies		30,000
* 7075 . Building Maint Supplies		47,000
* 7155 . Tool		3,000
* 4226 . Uniforms		150
* 7072 . Equipment Repair		10,000
* 7089 . General Maintenance		<u>12,000</u>
<b>Total Maintenance and Repairs</b>		<u>493,984</u>

<b>Insurance</b>		
* 4011 . Property		432,218
* 4015 . Flood		368,134
* 4010 . Liability		69,628

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* 4019 - Other		20,648
Equipment Breakdown	1,842	
Directors & Officers	8,550	
Excess Liability	0	
Crime Coverage	2,200	
Umbrella	7,424	
Workers Comp	632	
Total Insurance		<u>890,628</u>
<b>Personnel</b>		
* 4352 - Contract Labor		1,197,196
DSI	350,000	
HOA Admin (Vacasa)	45,000	
ASP	77,196	
VES	0	
AAS	325,000	
CMA	400,000	
* 4083 - Other Personnel Expenses		<u>25,000</u>
Total Personnel		<u>1,222,196</u>
<b>Utilities</b>		
* 8000 - Electricity		220,000
* 8045 - Cable		84,198
Basic	82,572	
Music Choice-Lobby	0	
Video Monitoring Maint.	1,300	
FCC Regulatory Fees	326	
* 8047 - Internet		153,845
* 8010 - Natural Gas		37,000
* 8020 - Water & Sewer		225,000
* 8050 - Telephone		13,200
* 8035 - Waste Removal		90,000
* 7305 - Pest Control		18,308
Common Area	10,308	
Condominium Units	8,000	
* 7300 - Termite		<u>3,000</u>
Total Utilities		<u>844,551</u>
<b>Reserves</b>		
* 2613 - Pooled Reserves		315,272
* 2612 - Reserves - Painting		<u>171,685</u>
Total Reserves		486,957
* 9600 - Contingency		12,000
<b>Total EXPENSES</b>		<u><u>4,232,805</u></u>

**WATERSCAPE CONDOMINIUM OWNERS ASSOCIATION INC**  
**2023 ASSESSMENTS**

Description	Number	% of Ownership	Total % Ownership	2023		2022		% Increase (Decrease)	2023 Monthly Assessment	2022 Monthly Assessment
				Assessment By Type	Assessment Per Unit	Assessment Per Unit	Assessment			
A1, A1.1	18	0.369033	6.6426	216,888	12,078	12,078	0%	1,007	1,007	
A2, A2.1	12	0.368790	4.4255	144,497	12,048	12,048	0%	1,004	1,004	
A3, A3-HC	10	0.361750	3.6175	118,115	11,820	11,820	0%	985	985	
B1, B1-ADA	25	0.291342	7.2836	237,816	9,516	9,516	0%	793	793	
B2, B2-E9, B2-ADA, B2.1, B2.1-E9, B2.1-ADA	201	0.313678	63.0493	2,058,625	10,236	10,236	0%	853	853	
C1, C1.1, C1-ADA	34	0.209766	7.1320	232,869	6,852	6,852	0%	571	571	
C2, C2-ADA	39	0.201269	7.8495	256,294	6,576	6,576	0%	548	548	
<b>Totals</b>	<b>339</b>		<b>100.00</b>	<b>3,265,104</b>						

Assessments are rounded to the nearest whole dollar per month.