

Native Sun Condominium Association

2024 Budget

From 01/01/2024 to 12/31/2024

Acct No.	Account Name	2023 Budget	Projected Actuals	Budget Change	2024 Budget	Per Unit
5000	Administrative Expenses					
5005	Credit Card Fees	0	130	200	200	0.11
5010	Bank Charges	250	1,235	750	1,000	0.56
5011	Fees and Licenses	2,100	1,875	(200)	1,900	1.06
5012	Office Supplies and Expenses	13,900	11,836	(1,256)	12,644	7.08
5013	Postage	9,100	7,990	(350)	8,750	4.90
5015	Computer Programming	15,000	10,944	(4,000)	11,000	6.16
5016	Allow for NS Units Inventory	0	33,300	45,000	45,000	25.21
5017	Allowance for Bad Debt	55,000	244,784	211,000	266,000	149.02
5018	Printing Expenses	4,500	3,956	(500)	4,000	2.24
5020	Administrative Salaries	169,950	170,350	5,450	175,400	98.26
5030	Front Desk Salaries	80,000	63,421	(14,675)	65,325	36.60
5031	Bonuses	7,000	4,578	(2,000)	5,000	2.80
5032	Guest Services	6,750	2,859	(3,250)	3,500	1.96
5040	Accounting Fees	10,500	10,338	0	10,500	5.88
5045	Bd of Directors Expenses	4,000	0	(3,000)	1,000	0.56
5050	Professional Fees	33,000	12,524	(20,476)	12,524	7.02
5090	Misc. Administrative Expenses	850	918	75	925	0.52
5091	Fees Payable to Division (DBPR)	3,570	3,570	0	3,570	2.00
5092	Collection Fees	40,000	40,342	(20,000)	20,000	11.20
		455,470	624,950	192,768	648,238	363.16
5100	Utility Expenses					
5014	Telephone Expense	10,000	8,462	(1,500)	8,500	4.76
5110	Cable Expenses	12,075	10,302	(1,275)	10,800	6.05
5120	Internet Expenses	17,094	16,875	(94)	17,000	9.52
5130	Natural Gas	10,275	11,411	1,700	11,975	6.71
5140	Electricity Expenses	34,650	41,280	8,650	43,300	24.26
5150	Water	32,770	37,731	6,830	39,600	22.18
5160	Garbage Removal	11,190	10,120	(865)	10,325	5.78
		128,054	136,181	13,446	141,500	79.27
5200	Maintenance & Building Repairs					
5200	Mileage Expense	50	105	75	125	0.07
5201	Pest Control	2,905	3,798	87	2,992	1.68
5210	Elevator Repairs	13,060	8,413	126	13,186	7.39
5220	HVAC Repairs	2,500	2,715	351	2,851	1.60
5230	Plumbing Expenses	2,500	743	1,125	3,625	2.03
5231	Electrical Expenses	2,500	3,016	667	3,167	1.77
5232	General Repairs & Supplies	55,000	47,816	0	55,000	30.81
5233	Kitchen Consumables Items	2,000	3,324	1,425	3,425	1.92
5240	Painting Expenses - All	2,000	1,434	(494)	1,506	0.84
5260	Maintenance Payroll	96,305	94,665	2,840	99,145	55.54
5280	Building Fire Alarm	6,500	7,759	500	7,000	3.92
		185,320	173,788	6,702	192,021	107.58
5300	Maid and Cleaning Expenses					
5310	Linen Expenses	10,260	2,901	240	10,500	5.88
5320	Soap and Laundry Expenses	3,365	4,615	1,435	4,800	2.69
5321	Washer/Dryer Rental Expense	2,520	2,520	0	2,520	1.41
5330	Cleaning Supplies	7,550	4,816	(2,500)	5,050	2.83
5340	Paper Products	6,200	5,970	300	6,500	3.64
5350	Maid and Laundry Payroll	122,500	131,517	12,950	135,450	75.88
5360	Contracted Cleaning	6,300	2,919	(3,225)	3,075	1.72
		158,695	155,258	9,200	167,895	92.34

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Acct No.	Account Name	2023 Budget	Projected Actuals	Budget Change	2024 Budget	Per Unit
5400 Grounds Expenses						
5410	Lawn Maintenance	11,460	11,446	315	11,775	6.60
5420	Tree Maintenance	9,400	6,495	(2,905)	6,495	3.64
5421	Landscape Improvements	20,000	0	(20,000)	0	0.00
5430	Grounds & Landscape Exp.	10,000	4,975	(4,000)	6,000	3.36
5450	Pool Maintenance & Supplies	22,000	18,084	(6,500)	15,500	8.68
5490	Misc. Grounds Maintenance	500	0	0	500	0.28
		73,360	41,000	(33,090)	40,270	22.56
5500 Taxes and Insurance						
5510	Property Taxes Paid	0	55,309	0	57,691	0.00
5511	Property Taxes Operating	0	0	0	0	0.00
5520	Property Insurance	155,510	288,448	219,490	375,000	210.08
5530	Workers' Comp. Ins.	10,560	10,213	165	10,725	6.01
5550	Payroll Taxes - FICA	33,200	35,215	2,025	35,225	19.73
5551	Payroll Taxes - FUTA	825	754	(75)	750	0.42
5552	Payroll Taxes - SUTA	3,500	1,575	(1,500)	2,000	1.12
		203,595	391,514	220,105	481,391	237.37
5800 Reserve Funding						
5810	Transfers to Reserves	227,656	0	(121,656)	106,000	59.38
5810	Plus: Prior Year Deficit	0	178,556	89,278	89,278	50.02
		227,656	178,556	(32,378)	195,278	109.40
4000 Income Accounts						
4029	2024 Maintenance Dues	1,320,900	1,090,000	367,710	1,688,610	946.00
4015	2023 Ad Valorem Property Taxes	0	55,309	57,691	57,691	32.32
4030	Laundry Income	3,000	3,500	500	3,500	1.96
4031	Telephone Income	0	0	0	0	0.00
4040	Interest Income (all banks)	250	300	50	300	0.17
4049	Carrying Fee - Split Assessments	0	325	0	0	0.00
4050	Interest Income (delinquent accounts)	5,000	7,800	1,000	6,000	3.36
4052	Estoppel Fee Income	6,000	4,000	(2,000)	4,000	2.24
4064	Rental Fee Income	80,000	90,750	12,500	92,500	51.82
4075	Revenue on Foreclosed Units	8,000	5,500	(3,000)	5,000	2.80
4090	Miscellaneous Income - all sources	9,000	9,750	0	9,000	5.04
		1,432,150	1,267,234	434,451	1,866,601	1,045.71

NSCA - Native Sun Condominium Association
 NSCA has 1,785 Weeks
 Period owned is in one (1) week intervals

Grand Total - Income	1,866,601
Grand Total - Expenses	1,866,593
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