GL Acct	Description	Consolidated Annual Budget 2024		Variance [$]	Variance [%]	Consolidated Annual Budget 2024 FULL RESERVES
	BELLINI AT WILLIAMS ISLAND CONDOMINIUM ASSOCIATION					
	OPERATING ANNUAL BUDGET					
	FOR THE YEAR JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
REVENUES						
04050	Owner Assessments	$ 2,727,432		**$ 369,002**	15.6%	$ 3,045,432
04056	Key FOB & Gate Clicker Income	1,000		-	0%	1,000
04060	Late Fee Income	3,000		-	0%	3,000
	Other income	13,512			100%	13,512
04099	Miscellaneous Income	1,200		-	0%	1,200
	TOTAL REVENUE	$ 2,746,144		$ 382,514	16.2%	$ 3,064,144
EXPENSES						
Administrative						
07001	Accounting Fees	21,740		1,400	7%	21,740
07002	Bank Charges	700		-	0%	700
07003	Computer Maint/Supp	10,506		-	0%	10,506
07004	Annual Condo Fees	288		-	0%	288
07005	License, Taxes,Permit-FireIns	1,400		-	0%	1,400
07006	Corporate Annual Rep	70		-	0%	70
07007	Office Supplies	5,600		-	0%	5,600
07008	Printing / Postage	3,500		-	0%	3,500
07009	Professional Fees	8,085		-	0%	8,085
07010	Legal Fees	10,000		3,000	43%	10,000
07011	Site Communication	7,240		392	6%	7,240
07014	Screening Fees	500		-	0%	500
07015	Bad Debt Expense	200		-	0%	200
07016	Community Events	75,000		9,000	14%	75,000
	Administrative	144,829		13,792	**11%**	144,829
Insurance - ACH PAYMENT						
07101	Property & Liability	499,000		255,110	105%	499,000
07103	Umbrella Insurance	4,973		-	0%	4,973
07104	Flood Insurance	13,559		(932)	-6%	13,559
07105	Directors & Officers	1,741		(507)	-23%	1,741
07106	Fidelity Bond	506		(161)	-24%	506
07107	Glass Insurance	3,643		(11)	0%	3,643
07110	Ins. Finance Charge	12,000		8,490	242%	12,000
07111	Workers Comp Ins.	9,911		(3,652)	-27%	9,911
	Insurance	545,333		258,337	**90%**	545,333
Utilities ACH PAYMENTS						
07201	Electricity	149,920		11,920	9%	149,920

	BELLINI AT WILLIAMS ISLAND CONDOMINIUM ASSOCIATION					
	OPERATING ANNUAL BUDGET					
	FOR THE YEAR JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
GL Acct	**Description**	**Consolidated Annual Budget 2024**		**Variance [$]**	**Variance [%]**	**Consolidated Annual Budget 2024 FULL RESERVES**
07202-	Water & Sewer	123,763		3,763	3%	123,763
07203-	Gas/Fuel Oil	24,342		1,342	6%	24,342
07204-	Diesel Fuel	1,000		-	0%	1,000
07205-	Telephone	10,000		-	0%	10,000
	Utilities	309,025		17,025	**6%**	309,025
Contract Services						
07302-	Copier Lease	1,950	1,950	(2,254)	-54%	1,950
07303-	Life Safety Equipment	17,527	17,527	-	0%	17,527
07305-	Generator	2,825	2,825	-	0%	2,825
07306-	Lobby Flowers	20,220	20,220	20,220	0%	20,220
07307-	Lawn Maintenance - BRIGHTVIEW	31,827	31,827	927	3%	31,827
07309-	Pest Control	7,800	7,800	-	0%	7,800
07310-	Security Services ELITE GUARD	132,000	132,000	-	0%	132,000
07311-	Trash Removal WM	11,334	11,334	-	0%	11,334
07312-	20YD Dumpster WM	6,268	6,268	-	0%	6,268
07313-	Valet Service RS VALET PARKING	288,392	288,392	16,640	6%	288,392
07315-	Elevator Contract OTIS	47,000	47,000	358	1%	47,000
07316-	Health Club Contract	856	856	-	0%	856
07317-	HVAC System PRO-COOLING	8,910	8,910	810	10%	8,910
07318-	Pool/Spa Contract	7,200	7,200	900	14%	7,200
07319-	Uniforms Contract CINTAS	1,400	1,400	-	0%	1,400
07320-	Water Treatment	7,679	7,679	-	0%	7,679
07321-	Window Services	4,000	4,000	-	0%	4,000
07322-	Janitorial Services ASI	164,887	164,887	14,872	10%	164,887
7323-0(	Fire Extinguisher Inspections	666	666	-	0%	666
07324-	Drinking Water	2,759	2,759	-	0%	2,759
07325-	Fire Sprinkler	1,600	1,600	-	0%	1,600
07326-	Trash Chute Cleaning	1,000	1,000	90	10%	1,000
07327-	Fire Pump Maint.	915	915	-	0%	915
07329-	Back Flow Preventor	480	480	-	0%	480
07330-	Roof Contract BEST ROOFING	5,314	5,314	-	0%	5,314
7331-(	Boilers	1,600	1,600	-	0%	1,600
7332-(	A/C filters	3,600	3,600	-	0%	3,600
	Contract Services	780,009	780,009	52,563	**7%**	780,009
Payroll						
07401-	Salaries - Manager	90,000		-	0%	90,000
07402-	Salaries - Maintenance	114,488		5,020	5%	114,488
07404-	Salaries - Loading Dock	42,880		3,859	10%	42,880

	BELLINI AT WILLIAMS ISLAND CONDOMINIUM ASSOCIATION					
	OPERATING ANNUAL BUDGET					
	FOR THE YEAR JANUARY 1, 2024 THROUGH DECEMBER 31, 2024					
GL Acct	**Description**	**Consolidated Annual Budget 2024**		**Variance [$]**	**Variance [%]**	**Consolidated Annual Budget 2024 FULL RESERVES**
07405·	Medical Insurance	85,560		3,459	4%	85,560
07406·	Salaries - Front Desk /Concierge	232,472		12,423	6%	232,472
07408·	Salaries - Bonuses	24,400		-	0%	24,400
07409·	Payroll Processing Fee	3,024		-	0%	3,024
07410·	Payroll Taxes	50,980		1,696	3%	50,980
07411·	Pool Attendant	38,644		4,340	13%	38,644
	Payroll	682,448	-	30,797	**5%**	682,448
Repair & Maintenance						
07503·	R&M - Air Conditioning	20,000		-	0%	20,000
07504·	R&M - Lighting	15,000		-	0%	15,000
07505·	Replacemant Equipment	10,000		-	0%	10,000
07506·	Pool/Health Facility Expenses	15,000		-	0%	15,000
07507·	Custodial Supplies	2,000		-	0%	2,000
07508·	Paint Supplies	5,000		-	0%	5,000
07509·	Electrical Supplies	1,000		-	0%	1,000
07510·	R&M Plumbing	3,000		-	0%	3,000
07511·	Misc. Equipment repair	10,000		-	0%	10,000
07514·	R&M Supplies	2,500		-	0%	2,500
07515·	R&M Fire Sprinkler	3,000		-	0%	3,000
07516·	Capital Projects	10,000		-	0%	10,000
07518·	Landscaping Extras	7,000		-	0%	7,000
07519·	R&M - Hurricane	40,000		-	0%	40,000
07522·	Contingency	30,000		10,000	50%	30,000
07523·	Holiday Lights	4,000		-	0%	4,000
	Repair & Maintenance	177,500	-	10,000	**6%**	177,500
	TOTAL OPERATING EXPENSES	$ 2,639,144	$ 780,009	$ 382,514	17%	$ 2,639,144
Transfers						
07901·	Reserve Transfer	107,000		-	0%	425,000
	Transfers	107,000	-	-	0%	425,000
	TOTAL OPERATING & RESERVE	$ 2,746,144	$ 780,009	$ 382,514	16.2%	$ 3,064,144
	Current Yr Net Income (loss)	$ -	$ (780,009)	$ -	0%	$ -