

**Calini Beach Club Assoc. Inc**

**2005 Approved Budget - Jan. 1, 2005 to Dec. 31, 2005**

**24 Units  
1224 Unit/Weeks**

	<b>2004 Budget</b>	<b>2005 Budget</b>	<b>2004 Unit/Wk</b>	<b>2005 Unit/Wk</b>
<b>INCOME</b>				
Maintenance Fees	384,396.00	403,986.00	314.05	330.05
Misc. (Vending, Laundry)	2,055.00	10,000.00	1.68	8.17
Surplus from Prior Years	7,945.00		6.49	0.00
<b>Gross Profit</b>	<b>394,396.00</b>	<b>413,986.00</b>	<b>322.22</b>	<b>338.22</b>
<b>EXPENSES</b>				
Administration	96,398.00	96,898.00	78.76	79.17
Housekeeping	99,920.00	106,700.00	81.63	87.17
Maintenance	73,000.00	73,900.00	59.64	60.38
Utilities	69,200.00	79,000.00	56.54	64.54
Taxes	7,100.00	9,000.00	5.80	7.35
Recreation	16,700.00	16,700.00	13.64	13.64
Insurance	31,128.00	30,638.00	25.43	25.03
Miscellaneous	950.00	1,150.00	0.78	0.94
<b>Total Expenses</b>	<b>394,396.00</b>	<b>413,986.00</b>	<b>322.22</b>	<b>338.22</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

	<b>2004 Budget</b>	<b>2005 Budget</b>	<b>2004 Unit/Wk</b>	<b>2005 Unit/Wk</b>	<b>Actual Income 7/31/2004</b>
<b>2005 Budget Recap</b>					
Maintenance Fees	384,396.00	403,986.00	314.05	330.05	376,920.60
Reserves	139,462.00	146,511.00	113.94	119.70	136,441.48
<b>Total Owners</b>	<b>523,858.00</b>	<b>550,497.00</b>	<b>427.99</b>	<b>449.75</b>	

**Estimated Ad Valorem** 64,000.00 64,000.00 **Real Estate Taxes to be billed separately.** 63,172.28

	<b>Estimated Useful Life</b>	<b>Estimated Remaining Life</b>	<b>Estimated Replacement</b>	<b>Est. Balance 1/1/2005</b>	<b>2005 Funding</b>
<b>RESERVES</b>					
Air Conditioning	Varies	Varies	12,581.00	645.00	14,800.00
Elevator	25	5	4,200.00	4,200.00	0.00
Furniture & Fixtures	Varies	Varies	904,884.00	0.00	104,896.00
Painting - Exterior	Varies	7	41,759.00	25,000.00	10,000.00
Roofing	19	15	300,000.00	69,905.00	15,340.00
Sprinkler System	30	10	18,000.00	18,950.00	0.00
Pavement-Resurfacing	10	5	15,000.00	7,633.00	1,475.00
			<b>1,296,424.00</b>	<b>126,333.00</b>	<b>146,511.00</b>

					<b>Actual Expenses 7/31/2004</b>
<b>Administration</b>					
Printing	1,100.00	1,100.00	0.90	0.90	258.94
Postage	2,500.00	2,500.00	2.04	2.04	828.32
Office Supplies	4,300.00	4,300.00	3.51	3.51	1,599.95
Office Equipmt	2,500.00	2,500.00	2.04	2.04	1,855.32
Salaries F/T	25,500.00	30,900.00	20.83	25.25	17,431.31
Empl Benefits	5,400.00	6,000.00	4.41	4.90	3,176.80
Management Fee	37,200.00	37,200.00	30.39	30.39	21,700.00
Acctg - Audit	5,250.00	5,250.00	4.29	4.29	5,250.00
Interest Exp	1,100.00	0.00	0.90	0.00	0.00
Legal/Collections	3,000.00	3,000.00	2.45	2.45	747.12
St FI Condo Fees	2,448.00	2,448.00	2.00	2.00	2,448.00
Depreciation	2,200.00	0.00	1.80	0.00	844.55
Contingency	2,000.00	0.00	1.63	0.00	0.00
Deficit Reduction	1,500.00	1,500.00	1.23	1.23	539.04
Meeting Exp.	400.00	200.00	0.33	0.16	54.35
<b>Total</b>	<b>96,398.00</b>	<b>96,898.00</b>	<b>78.76</b>	<b>79.17</b>	<b>56,733.70</b>

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**2005 Approved Budget - Jan. 1, 2005 to Dec. 31, 2005**

**24 Units  
1224 Unit/Weeks**

	<b>2004 Budget</b>	<b>2005 Budget</b>	<b>2004 Unit/Wk</b>	<b>2005 Unit/Wk</b>	<b>7/31/2004</b>
<b>Housekeeping</b>					
Cleaning Service	44,000.00	44,000.00	35.95	35.95	25,717.91
Maint. wks	14,000.00	14,000.00	11.44	11.44	0.00
Salaries - Hkp	28,920.00	35,700.00	23.63	29.17	20,391.03
Supplies	10,000.00	10,000.00	8.17	8.17	5,422.59
Window Cleaning	3,000.00	3,000.00	2.45	2.45	1,750.00
<b>Total</b>	<b>99,920.00</b>	<b>106,700.00</b>	<b>81.63</b>	<b>87.17</b>	<b>53,281.53</b>
<b>Maintenance</b>					
Salaries - Maint	36,800.00	36,800.00	30.07	30.07	19,096.17
Elevator	1,800.00	1,900.00	1.47	1.55	1,071.00
Landscaping	5,000.00	5,000.00	4.08	4.08	4,639.94
Lawn Service	7,200.00	7,200.00	5.88	5.88	4,200.00
Supplies	7,000.00	7,000.00	5.72	5.72	4,972.35
Repairs-Misc	12,500.00	12,500.00	10.21	10.21	12,316.21
Pest Control	2,000.00	2,500.00	1.63	2.04	1,236.00
Pool-Gazebo	700.00	1,000.00	0.57	0.82	808.45
<b>Total</b>	<b>73,000.00</b>	<b>73,900.00</b>	<b>59.64</b>	<b>60.38</b>	<b>48,340.12</b>
<b>Utilities</b>					
Cable TV	9,200.00	10,000.00	7.52	8.17	5,613.30
Electric	30,000.00	30,000.00	24.51	24.51	17,578.24
Gas	5,000.00	10,000.00	4.08	8.17	6,714.15
Telephone	4,500.00	4,500.00	3.68	3.68	3,682.51
Water & Sewer	20,000.00	24,000.00	16.34	19.61	12,162.12
Trash Removal	500.00	500.00	0.41	0.41	227.22
<b>Total</b>	<b>69,200.00</b>	<b>79,000.00</b>	<b>56.54</b>	<b>64.54</b>	<b>45,977.54</b>
<b>Taxes</b>					
Payroll Taxes	7,000.00	9,000.00	5.72	7.35	5,214.81
Other Taxes	100.00	0.00	0.08	0.00	70.00
<b>Total</b>	<b>7,100.00</b>	<b>9,000.00</b>	<b>5.80</b>	<b>7.35</b>	<b>5,284.81</b>
<b>Recreation</b>					
Dues	13,500.00	13,500.00	11.03	11.03	6,738.86
Cook Outs	3,200.00	3,200.00	2.61	2.61	2,251.89
Rent - Recreational Facilit	N/A	N/A	0.00	0.00	0.00
<b>Total</b>	<b>16,700.00</b>	<b>16,700.00</b>	<b>13.64</b>	<b>13.64</b>	<b>8,990.75</b>
<b>Insurance</b>					
Umbrella	1,350.00	2,090.00	1.10	1.71	824.25
Windstorm Ins	3,848.00	3,848.00	3.14	3.14	2,247.56
Bldg Cont	11,000.00	11,603.00	8.99	9.48	6,391.63
Flood Policy	6,350.00	5,820.00	5.19	4.75	3,550.19
Worksmen Comp	7,000.00	5,500.00	5.72	4.49	3,140.16
Directors & Officers	1,320.00	1,517.00	1.08	1.24	753.06
Fidelity	260.00	260.00	0.21	0.21	147.00
<b>Total</b>	<b>31,128.00</b>	<b>30,638.00</b>	<b>25.43</b>	<b>25.03</b>	<b>17,053.85</b>
<b>Miscellaneous</b>					
Employee Uniforms	700.00	700.00	0.57	0.57	0.00
T-Shirts	0.00	0.00	0.00	0.00	0.00
Security	250.00	450.00	0.20	0.37	269.64
<b>Total</b>	<b>950.00</b>	<b>1,150.00</b>	<b>0.78</b>	<b>0.94</b>	<b>269.64</b>