

24 UNITS
1224 UNITS / WEEKS

Calini Beach Club Assoc. inc.
2009 Approved Budget - Jan. 1, 2009 to Dec. 31, 2009

REV. 07/21/08 tad	2008 Budget	2009 Budget	2008 Unit/Wk	2009 Unit Wk
INCOME				
Maintenance Fees	480,556.00	486,136.00	392.61	397.17
Misc. (Vending, Laundry)	10,000.00	10,000.00	8.17	8.17
Surplus from Prior Years	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
GROSS PROFIT	490,556.00	496,136.00	400.78	405.34
EXPENSES				
Administration	116,004.00	125,667.00	94.77	102.67
Housekeeping	122,048.00	120,992.00	99.71	98.85
Maintenance	70,537.00	69,591.00	57.63	56.86
Utilities	89,695.00	93,328.00	73.28	76.25
Taxes	14,300.00	13,116.00	11.68	10.72
Recreation	31,518.00	31,100.00	25.75	25.41
Insurance	45,154.00	41,592.00	36.89	33.98
Miscellaneous	<u>1,300.00</u>	<u>750.00</u>	<u>1.06</u>	<u>0.61</u>
TOTAL EXPENSES	490,556.00	496,136.00	400.78	405.34
NET INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
BUDGET RECAP				
Maintenance Fees	480,556.00	486,136.00	392.61	397.17
Reserves	\$170,790.00	170,500.00	139.53	139.30
TOTAL OWNERS	<u>651,346.00</u>	<u>656,636.00</u>	<u>532.15</u>	<u>536.47</u>

Estimated Ad Valorem 75,500.00 Real Estate Taxes to be billed separately

RESERVES	Estimated Useful Life	Est. Remain Life	Estimated Replacement	Est. Balance 1/1/2009	2009 Funding
Air Conditioning	8 TO 20	1 TO 6	107,900.00	25,000.00	3,000.00
Elevator	30 TO 40	19 TO 30	93,700.00	28,000.00	3,000.00
Furniture & Fixtures	1 TO 20	1 TO 20	1,100,000.00	1,000.00	130,000.00
Painting - Exterior	5 TO 10	2 TO 4	41,700.00	256.00	6,000.00
Roofing	20 TO 25	15 TO 20	218,000.00	113,000.00	13,000.00
Sprinkler System	25 TO 30	10 TO 20	23,300.00	8,000.00	500.00
Pavement - Resurfacing	10 TO 12	5 TO 7	18,972.00	500.00	15,000.00
TOTAL			<u>1,603,572.00</u>	<u>175,756.00</u>	<u>\$170,500.00</u>

EXPENSES	2008 Budget	2009 Budget	2008 Unit/Wk	2009 Unit Wk
ADMINISTRATION				
Printing	1,100.00	1,100.00	0.90	0.90
Postage	2,500.00	2,500.00	2.04	2.04
Office Supplies	3,000.00	3,000.00	2.45	2.45
Office Equipment	4,500.00	2,500.00	3.68	2.04
Salaries Front Desk	35,000.00	36,105.00	28.59	29.50
Empl Benefits	8,088.00	7,688.00	6.61	6.28
Management Fee	39,168.00	41,126.00	32.00	33.60
Acctg - Audit	6,000.00	6,000.00	4.90	4.90
Interest EXP	0.00	0.00	0.00	0.00
Legal / Collections	7,000.00	5,000.00	5.72	4.08
St. Fl. Condo Fees	2,448.00	2,448.00	2.00	2.00
Depreciation	0.00	0.00	0.00	0.00
Common Deficit	0.00	7,850.00	0.00	6.41
Deficit Reduction	7,000.00	10,000.00	5.72	8.17
Meeting Exp	200.00	350.00	0.16	0.29
TOTAL	<u>116,004.00</u>	<u>125,667.00</u>	<u>94.77</u>	<u>102.67</u>

HOUSEKEEPING	2008 Budget	2009 Budget	2008 Unit/Wk	2009 Unit Wk
Cleaning Services	50,900.00	49,000.00	41.58	40.03
Maint. Wks	14,000.00	16,000.00	11.44	13.07
Salaries - Hkp.	43,148.00	41,992.00	35.25	34.31
Supplies	11,000.00	11,000.00	8.99	8.99

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Window Cleaning	3,000.00	3,000.00	2.45	2.45
TOTAL	<u>122,048.00</u>	<u>120,992.00</u>	<u>99.71</u>	<u>98.85</u>
<u>MAINTENANCE</u>				
Salaries - Maint	30,137.00	31,691.00	24.62	25.89
Elevator	2,100.00	2,100.00	1.72	1.72
Landscaping	8,000.00	5,500.00	6.54	4.49
Lawn Service	7,200.00	7,200.00	5.88	5.88
Supplies	9,000.00	9,000.00	7.35	7.35
Repairs - Misc	10,000.00	10,000.00	8.17	8.17
Pest Control	2,900.00	2,900.00	2.37	2.37
Pool - Gazebo	1,200.00	1,200.00	0.98	0.98
TOTAL	<u>70,537.00</u>	<u>69,591.00</u>	<u>57.63</u>	<u>56.86</u>
<u>UTILITIES</u>				
Cable TV	11,595.00	12,178.00	9.47	9.95
Electric	40,000.00	40,000.00	32.68	32.68
Gas	8,000.00	8,500.00	6.54	6.94
Telephone	6,000.00	7,500.00	4.90	6.13
Water & Sewer	23,500.00	24,500.00	19.20	20.02
Trash Removal	600.00	650.00	0.49	0.53
TOTAL	<u>89,695.00</u>	<u>93,328.00</u>	<u>73.28</u>	<u>76.25</u>
<u>TAXES</u>				
Payroll Taxes	14,300.00	13,116.00	11.68	10.72
Other Taxes	-	-	0.00	0.00
TOTAL	<u>14,300.00</u>	<u>13,116.00</u>	<u>11.68</u>	<u>10.72</u>
<u>RECREATION</u>				
Dues	26,518.00	27,500.00	21.67	22.47
Cook out	5,000.00	3,600.00	4.08	2.94
Rent - Recreational Facility	N/A	N/A	0.00	0.00
TOTAL	<u>31,518.00</u>	<u>31,100.00</u>	<u>25.75</u>	<u>25.41</u>
<u>INSURANCE</u>				
Umbrella	2,000.00	1,500.00	1.63	1.23
Windstorm Ins	11,000.00	10,000.00	8.99	8.17
Bldg Cont	18,800.00	17,000.00	15.36	13.89
Flood Policy	6,500.00	7,000.00	5.31	5.72
Workman Comp	5,254.00	4,292.00	4.29	3.51
Directors & Officers	1,300.00	1,500.00	1.06	1.23
Fidelity	300.00	300.00	0.25	0.25
TOTAL	<u>45,154.00</u>	<u>41,592.00</u>	<u>36.89</u>	<u>33.98</u>
<u>MISCELLANEOUS</u>				
Employee Uniforms	300.00	500.00	0.25	0.41
T-Shirts	-	-	0.00	0.00
Security	1,000.00	250.00	0.82	0.20
TOTAL	<u>1,300.00</u>	<u>750.00</u>	<u>1.06</u>	<u>0.61</u>
TOTAL OPERATING EXPENSES	<u>490,556.00</u>	<u>496,136.00</u>	<u>400.78</u>	<u>405.34</u>