

24 UNITS
1224 UNITS / WEEKS

Calini Beach Club Assoc. inc.
2010 Budget - Jan. 1, 2010 to Dec. 31, 2010

REV. 08/06/09 tad	2009 Budget	2010 Budget	2009 Unit/Wk	2010 Unit Wk
INCOME				
Maintenance Fees	486,136.00	488,732.00	397.17	399.29
Misc. (Vending, Laundry)	10,000.00	10,000.00	8.17	8.17
Surplus from Prior Years	0.00	5,901.00	0.00	4.82
GROSS PROFIT	496,136.00	504,633.00	405.34	412.28
EXPENSES				
Administration	125,667.00	127,853.00	102.67	104.46
Housekeeping	120,992.00	121,196.00	98.85	99.02
Maintenance	69,591.00	68,382.00	56.86	55.87
Utilities	93,328.00	89,350.00	76.25	73.00
Taxes	13,116.00	13,328.00	10.72	10.89
Recreation	31,100.00	43,500.00	25.41	35.54
Insurance	41,592.00	40,424.00	33.98	33.03
Miscellaneous	750.00	600.00	0.60	0.47
TOTAL EXPENSES	496,136.00	504,633.00	405.34	412.28
NET INCOME	0.00	0.00	0.00	0.00
BUDGET RECAP				
Maintenance Fees	486,136.00	488,732.00	397.17	399.29
Reserves	\$170,500.00	170,500.00	139.30	139.30
TOTAL OWNERS	656,636.00	659,232.00	536.47	538.59

Estimated Ad Valorem 63,100.00 Real Estate Taxes to be billed separately

RESERVES	Estimated Useful Life	Est. Remain Life	Estimated Replacement	Est. Balance 1/1/2009	2010 Funding
Air Conditioning	8 TO 20	8 TO 20	107,900.00	13,000.00	3,000.00
Elevator	30 TO 40	30 to 40	93,700.00	30,000.00	3,000.00
Furniture & Fixtures	1 TO 20	1 TO 20	1,100,000.00	0.00	110,000.00
Painting - Exterior	5 TO 10	5 TO 10	41,700.00	0.00	6,000.00
Roofing	20 TO 25	20 TO 25	218,000.00	20,000.00	33,000.00
Sprinkler System	25 TO 30	25 TO 50	23,300.00	11,000.00	500.00
Pavement - Resurfacing	10 TO 12	10 TO 12	18,972.00	15,000.00	15,000.00
TOTAL			1,603,572.00	89,000.00	\$170,500.00

EXPENSES	2009 Budget	2010 Budget	2009 Unit/Wk	2010 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	2,500.00	2,500.00	2.04	2.04
Salaries Front Desk	36,105.00	38,562.00	29.50	31.50
Empl Benefits	7,688.00	12,687.00	6.28	10.37
Management Fee	41,126.00	41,126.00	33.60	33.60
Acctg - Audit	6,000.00	6,080.00	4.90	4.97
Interest EXP	0.00	0.00	0.00	0.00
Legal / Collections	5,000.00	5,000.00	4.08	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	7,850.00	0.00	6.41	0.00
Deficit Reduction	10,000.00	12,500.00	8.17	10.21
Meeting Exp	350.00	350.00	0.29	0.29
TOTAL	125,667.00	127,853.00	102.66	104.45

HOUSEKEEPING	2009 Budget	2010 Budget	2009 Unit/Wk	2010 Unit Wk
Cleaning Services	49,000.00	47,000.00	40.03	38.40
Maint. Wks	16,000.00	16,000.00	13.07	13.07
Salaries - Hkp.	41,992.00	42,196.00	34.31	34.47
Supplies	11,000.00	13,000.00	8.99	10.62

24 UNITS
1224 UNITS / WEEKS

Calini Beach Club Assoc. inc.
2010 Budget - Jan. 1, 2010 to Dec. 31, 2010

REV. 08/06/09 tad	2009 Budget	2010 Budget	2009 Unit/Wk	2010 Unit Wk
Window Cleaning	3,000.00	3,000.00	2.45	2.45
TOTAL	<u>120,992.00</u>	<u>121,196.00</u>	<u>98.85</u>	<u>99.01</u>
MAINTENANCE				
Salaries - Maint	31,691.00	32,032.00	25.89	26.17
Elevator	2,100.00	2,400.00	1.72	1.96
Landscaping	5,500.00	5,500.00	4.49	4.49
Lawn Service	7,200.00	7,200.00	5.88	5.88
Supplies	9,000.00	11,000.00	7.35	8.99
Repairs - Misc	10,000.00	8,000.00	8.17	6.54
Pest Control	2,900.00	1,600.00	2.37	1.31
Pool - Gazebo	1,200.00	650.00	0.98	0.53
TOTAL	<u>69,591.00</u>	<u>68,382.00</u>	<u>56.85</u>	<u>55.87</u>
UTILITIES				
Cable TV	12,178.00	11,700.00	9.95	9.56
Electric	40,000.00	39,000.00	32.68	31.86
Gas	8,500.00	7,000.00	6.94	5.72
Telephone	7,500.00	6,100.00	6.13	4.98
Water & Sewer	24,500.00	25,000.00	20.02	20.42
Trash Removal	650.00	550.00	0.53	0.45
TOTAL	<u>93,328.00</u>	<u>89,350.00</u>	<u>76.25</u>	<u>72.99</u>
TAXES				
Payroll Taxes	13,116.00	13,328.00	10.72	10.89
Other Taxes	-	-	0.00	0.00
TOTAL	<u>13,116.00</u>	<u>13,328.00</u>	<u>10.72</u>	<u>10.89</u>
RECREATION				
Dues	27,500.00	38,000.00	22.47	31.05
Cook out	3,600.00	5,500.00	2.94	4.49
Rent - Recreational Facility	N/A	N/A	0.00	0.00
TOTAL	<u>31,100.00</u>	<u>43,500.00</u>	<u>25.41</u>	<u>35.54</u>
INSURANCE				
Umbrella	1,500.00	1,500.00	1.23	1.23
Windstorm Ins	10,000.00	10,000.00	8.17	8.17
Bldg Cont	17,000.00	16,100.00	13.89	13.15
Flood Policy	7,000.00	6,200.00	5.72	5.07
Workman Comp	4,292.00	4,324.00	3.51	3.53
Directors & Officers	1,500.00	2,000.00	1.23	1.63
Fidelity	300.00	300.00	0.25	0.25
TOTAL	<u>41,592.00</u>	<u>40,424.00</u>	<u>34.00</u>	<u>33.03</u>
MISCELLANEOUS				
Employee Uniforms	500.00	300.00	0.41	0.25
T-Shirts	-	-	0.00	0.00
Security	250.00	300.00	0.20	0.25
TOTAL	<u>750.00</u>	<u>600.00</u>	<u>0.61</u>	<u>0.50</u>
TOTAL OPERATING EXPENSES	<u>496,136.00</u>	<u>504,633.00</u>	<u>405.35</u>	<u>412.28</u>