
❖ Calini Newsletter ❖

DECEMBER 2003

HAPPY HOLIDAYS!

Improvements at Calini Beach Club

There are some exciting changes taking place inside the units at Calini Beach Club.

You are now able to enjoy brand new furniture in the living room area. There are three beautiful pieces added to the décor. We have purchased coffee tables, sofa tables, and armoires and placed them in each unit.

The credenza and the two round end tables in the living room are being refurbished with new lighter green formica.

There are new television sets for your relaxation! The armoire in the living room holds a new 27" television which was purchased and installed. The television is connected to a DVD/VCR combination unit which was also purchased and installed for your pleasure. Bring your own VHS tapes, CD's, and MP3's for your entertainment!

The television set which was in the living room prior to the newer set has been moved into the master bedroom. The television set that was in the master bedroom, has been moved into the guest bedroom. Therefore, anyone who wants to relax and watch television does not have to leave the room any longer.

We have installed brand new hunter green carpet in the bedrooms.

All of the new changes and updates are intended to make your stay at the Calini Beach Club as enjoyable as possible.

Contributed by Honour Fitzpatrick



A New Feature

A new waterfall was installed this summer on the east side of the elevator. Dan Duffy, maintenance, worked with a local company, Maui Creations, to install and landscape around the waterfall. The owners and guests have enjoyed this new addition. It is still a work in progress experimenting with the plants that will grow around the waterfall.



Holiday Lights & Trimmings

Kudos to Dan and Tracey Duffy for the Holiday lighting at Calini this year. The east and west side of the building plus the yard area are colorfully lit at night. If you are in the area, please drive by and see our attractive building.



New Babies

Josh and Fabie Beckmann welcomed twin boys into their family on August 10, 2003. Sebastian Steele Beckmann weighed in at 6 pounds, 15 ounces. Luke Harrison Beckmann weighed in at 7 pounds, 15 ounces. They join their brother, Ian, who is three and a half years old.



Sebastian Steele

Luke Harrison

Bernice and Patrick Hebda welcomed Patrick Weaver Hebda into their family on October 10, 2003. Patrick Weaver weighed in at 6 pounds, 5 ounces and joins his sister, Sophia, who is four and a half years old.



Patrick W. Hebda

Rich and Kristen Cunningham are expecting another baby boy in their family in late January, 2004. He will join his brother, Beau, who is 21 months old. His grandmother, Sharon, will have another grandson to adore.

Beau
Cunningham**2004 Maintenance Fees**

The invoices are in the mail for 2004 fees along with a form to pay the fees with MasterCard, Visa, or Discover. The fees are due no later than January 31, 2004 and there will be late fees and interest added to delinquent accounts paid after February 1, 2004.

The 2004 Usage and Rental Agreement form is included with the invoices also. There are some errors on Calini's usage form. So please complete the form and return it to: 1030 Seaside Drive, Sarasota, FL 34242. Phone number 941-349-2500 Fax number 941-349-5096.

**2003 Annual Meeting**

The Annual Meeting was held at Calini on October 25, 2003 at 1:00 PM. All Board Members, property manager, Association attorney, and several Calini owners were in attendance. Joseph Harn, Sr. and Ellen Hammond were elected to three year terms as Board Members. The 2004 Operating and Reserve Budget were approved. If there is a surplus of funds in 2003, the owners approved adding the surplus to the Reserves.

The Board Meeting dates for 2004 will be January 31, April 17, July 31, and the Annual Meeting will be October 30, 2004. All of the meetings start around 12:30 PM.

Support our Troops!!

CALINI BEACH CLUB ASSOC., INC. BUDGET JANUARY 1, 2004 THRU DECEMBER 31, 2004				
07/11/03	2004 BUDGET		2003	
24 UNITS 1224 UNIT / WEEKS	ANNUAL	MONTH	UNIT WEEK	APPROVED BUDGET
REVENUES				
SURPLUS FROM PRIOR YEARS	7945.00	N/A	N/A	0.00
OPERATING MAINT. FEES & RESERVES	523858.00	N/A	427.99	523857.00
ESTIMATED REAL ESTATE TAXES	64000.00	N/A	N/A	65000.00
MISC. INCOME (VENDING, LAUNDRY)	2055.00	N/A	N/A	10000.00
ESTIMATED BAD DEBT RECOVERY	N/A	N/A	N/A	0.00
ESTIMATED SALES INCOME	N/A	N/A	N/A	0.00
OPERATING CAPITAL	N/A	N/A	N/A	0.00
	597858.00		427.99	598857.00
EXPENSES				
PRINTING	1100.00	91.67	0.90	1100.00
POSTAGE	2500.00	208.33	1.63	2000.00
OFFICE SUPPLIES	4300.00	358.33	2.86	3500.00
OFFICE EQUIPMENT	2500.00	208.33	1.63	2000.00
SALARIES-DESK CLERK F/T	25500.00	2125.00	18.79	23000.00
EMPLOYEE INSURANCE BENEFITS	5400.00	450.00	1.63	2000.00
MANAGEMENT FEE	37200.00	3100.00	30.39	37200.00
ACCOUNTING-CPA AUDIT	5250.00	437.50	4.29	5250.00
LEGAL & COLLECTIONS	3000.00	250.00	2.45	3000.00
STATE OF FLORIDA CONDO FEES	2448.00	204.00	2.00	2448.00
CONTINGENCY FUND	2000.00	166.67	1.63	2000.00
DEFICIT REDUCTION	1500.00	125.00	1.23	1500.00
MEETING EXPENSES	400.00	33.33	0.16	200.00
DEPRECIATION	2200.00	183.33	1.95	2385.00
INTEREST EXPENSE	1100.00	91.67	7.35	9000.00
	96398.00	8033.17	78.91	96583.00
HOUSEKEEPING				
CLEANING SERVICE	44000.00	3666.67	36.76	45000.00
MAINTENANCE WEEKS	14000.00	1166.67	11.44	14000.00
SALARIES-HOUSEKEEPERS	28920.00	2410.00	21.24	26000.00
SUPPLIES	10000.00	833.33	8.17	10000.00
WINDOW CLEANING	3000.00	250.00	2.45	3000.00
	99920.00	8326.67	80.07	98000.00
MAINTENANCE				
SALARIES-MAINTENANCE	36800.00	3066.67	30.07	30000.00
ELEVATOR SERVICE	1800.00	150.00	1.47	1800.00
LANDSCAPING & PESTICIDE	5000.00	416.67	4.08	5000.00
LAWN SERVICE	7200.00	600.00	5.88	7200.00
SUPPLIES	7000.00	583.33	5.72	7000.00
REPAIRS	12500.00	1041.67	10.21	12500.00
PEST CONTROL-UNITS	2000.00	166.67	1.63	1500.00
THERAPY POOL & GAZEBO	700.00	58.33	0.57	700.00
	73000.00	6083.33	59.64	65700.00
UTILITIES				
CABLE TV	9200.00	766.67	7.52	9200.00
ELECTRIC	30000.00	2500.00	24.51	30000.00
GAS	5000.00	416.67	4.08	5000.00
TELEPHONE	4500.00	375.00	3.68	4000.00
WATER & SEWER	20000.00	1666.67	16.34	19000.00
TRASH REMOVAL	500.00	41.67	0.41	600.00
	69200.00	5766.67	56.54	67800.00
TAXES				
PAYROLL TAXES	7000.00	583.33	5.72	6600.00
TANGIBLE, INTANGIBLE, INCOME TAXES	100.00	8.33	0.08	100.00
TAXES UPON LEASED AREAS		N/A	N/A	N/A
	7100.00	591.67	5.80	6700.00

CALINI BEACH CLUB ASSOC., INC. BUDGET JANUARY 1, 2004 THRU DECEMBER 31, 2004				
07/11/03	2004 BUDGET		2003	
24 UNITS 1224 UNIT / WEEKS	ANNUAL	MONTH	UNIT WEEK	APPROVED BUDGET
RECREATION				
DUES - SARASOTA BY THE SEA	13500.00	1125.00	11.03	13500.00
COOK-OUTS	3200.00	266.67	2.61	3200.00
RENT FOR RECREATIONAL FACILITY	N/A	N/A	N/A	N/A
	16700.00	1391.67	13.64	16700.00
INSURANCE				
WIND	3848.00	320.67	3.14	9600.00
UMBRELLA POLICY	1350.00	112.50	1.10	300.00
BUILDING CONTENTS & LIABILITY	11000.00	916.67	8.99	6700.00
FLOOD POLICY	6950.00	579.17	5.19	6300.00
DIRECTOR'S & OFFICERS LIABILITY	1320.00	110.00	1.08	1320.00
FIDELITY BOND	250.00	21.67	0.21	250.00
WORKERS COMPENSATION	7000.00	583.33	5.72	7000.00
	31128.00	2594.00	25.43	31480.00
MISCELLANEOUS				
SECURITY	250.00	20.83	0.20	250.00
EMPLOYEE UNIFORMS	700.00	58.33	0.57	700.00
T-SHIRTS		0.00	0.00	0.00
	950.00	79.17	0.78	950.00
TOTAL OPERATING EXPENSES	384396.00	32866.33	320.80	383913.00
RESERVES FOR CAPITAL EXPENDITURES				
AIR CONDITIONING	12544.00	1045.33	10.25	15000.00
ELEVATOR	0.00	0.00	0.00	2545.00
FURNITURE & FIXTURES	10000.00	8333.33	81.70	10000.00
PAINTING-EXTERIOR	13015.00	1084.58	10.63	14486.00
ROOFING	13903.00	1158.58	11.36	13978.00
SPRINKLER SYSTEM	0.00	0.00	0.00	2960.00
PAVEMENT RESERVE	0.00	0.00	0.00	975.00
	139462.00	11621.83	113.94	149944.00
TOTAL OPERATING & RESERVE EXPENSES	523858.00	44488.17	434.74	533857.00
AD VALOREM REAL ESTATE TAX 2002 ESTIMATE	64000.00			65000.00
TOTAL EXPENSE	597858.00			598857.00
*THESE AMOUNTS WILL NOT BE COLLECTED IN THE EVENT THE ASSOCIATION WAIVES, AT A DULY CONVENED MEETING OF THE MEMBERSHIP, THE FUNDING OF THESE RESERVES.				
	ORIGINAL LIFE	REMAINING LIFE	REPLACE COSTS	2004 BUDGET
AIR CONDITIONING	VARIES	VARIES	12581.00	12544.00
ELEVATOR	25	5	45000.00	0.00
FURN. & FIXT	VARIES	VARIES	904884.11	100000.00
PAINTING-EXTERIOR	VARIES	7	41758.91	13015.00
ROOFING	19	13	317962.75	13903.00
SPRINKLER SYSTEM	30	10	115831.82	0.00
PAVEMENT RESURFACING	10	3	27801.98	0.00
			1465820.57	139462.00
TOTALS				149944.00
ANNUAL MAINTENANCE FEE FOR 2004				
OPERATING EXPENSES	\$ 394,396.00			\$ 373,913.00
LESS SURPLUS	\$ (7,945.00)			\$ 149,944.00
LESS MISC. INCOME	\$ (2,055.00)			
TOTALS	\$ 384,396.00			
RESERVES	\$ 139,462.00			
TOTAL	\$ 523,858.00			\$ 523,857.00
CALCULATED MAINT. FEE	\$ 427.99			\$ 427.99

The 2004 Maintenance Fee will be \$427.99 plus Real Estate Taxes.





Interested in buying additional unit / weeks ? Call Brian at 941-349-2500 x19.
Vacation an extra week or let CPMC rent out your unit/week, call CPMC Rental Office @ 800-333-7335 US &
Canada or 0800-056-5279 UK



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