

24 UNITS
1224 UNITS / WEEKS

Calini Beach Club Assoc. inc.
2006 Proposed Budget - Jan. 1, 2006 to Dec. 31, 2006

REV. 08/18/05	2005 Budget	2006 Budget	2005 Unit/Wk	2006 Unit Wk
<u>INCOME</u>				
Maintenance Fees	403,986.00	434,732.00	330.05	355.17
Misc. (Vending, Laundry)	10,000.00	10000.00	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	413,986.00	444,732.00	338.22	363.34
<u>EXPENSES</u>				
Administration	96,898.00	103,499.00	79.17	84.56
Housekeeping	106,700.00	115,565.00	87.17	94.42
Maintenance	73,900.00	72,072.00	60.38	58.88
Utilities	79,000.00	82,625.00	64.54	67.50
Taxes	9,000.00	12,432.00	7.35	10.16
Recreation	16,700.00	20,057.00	13.64	16.39
Insurance	30,638.00	37,682.00	25.03	30.79
Miscellaneous	<u>1,150.00</u>	<u>800.00</u>	<u>0.94</u>	<u>0.65</u>
		-		
<u>TOTAL EXPENSES</u>	413,986.00	444,732.00	338.22	363.34
NET INCOME	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<u>BUDGET RECAP</u>				
Maintenance Fees	403,986.00	434,732.00	330.05	355.17
Reserves	146,511.00	172,140.07	119.70	140.64
TOTAL OWNERS	<u>550,497.00</u>	<u>606,872.07</u>	<u>449.75</u>	<u>495.81</u>

Estimated Ad Valorem 64000.00

Real Estate Taxes to be billed separately

<u>RESERVES</u>	Estimated Useful Life	Est. Remain Life	Estimated Replacement	Est. Balance 1/1/2006	2006 Funding
Air Conditioning	8 TO 20	1 TO 6	107,987.79	645.00	\$16,670
Elevator	30 TO 40	19 TO 30	93,765.60	122.19	\$19,653
Furniture & Fixtures	1 TO 20	1 TO 20	1,156,655.27	0.00	\$100,000
Painting - Exterior	5 TO 10	2 TO 4	44,422.65	24,068.29	\$14,664
Roofing	20 TO 25	15 TO 20	218,000.00	83,521.55	\$15,259
Sprinkler System	25 TO 30	10 TO 20	23,301.54	19,047.78	\$1,008
Pavement - Resurfacing	10 TO 12	5 TO 7	18,972.05	9,198.88	\$4,887
TOTAL			<u>1,663,104.90</u>	<u>136,603.69</u>	<u>\$172,140</u>

<u>EXPENSES</u>	2005 Budget	2006 Budget	2005 Unit/Wk	2006 Unit Wk
<u>ADMINISTRATION</u>				
Printing	1,100.00	1,100.00	0.90	0.90
Postage	2,500.00	2,500.00	2.04	2.04
Office Supplies	4,300.00	3,000.00	3.51	2.45
Office Equipment	2,500.00	4,000.00	2.04	3.27
Salaries Front Desk	30,900.00	32,426.00	25.25	26.49
Empl Benefits	6,000.00	8,375.00	4.90	6.84
Management Fee	37,200.00	37,200.00	30.39	30.39
Acctg - Audit	5,250.00	5,750.00	4.29	4.70
Interest EXP	-	0.00	0.00	0.00

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Legal / Collections	3,000.00	5,000.00	2.45	4.08
St. Fl. Condo Fees	2,448.00	2,448.00	2.00	2.00
Depreciation	-	0.00	0.00	0.00
Contingency	-	0.00	0.00	0.00
Deficit Reduction	1,500.00	1,500.00	1.23	1.23
Meeting Exp	200.00	200.00	0.16	0.16
MISCEL		0.00		
TOTAL	<u>96,898.00</u>	<u>103,499.00</u>	<u>79.17</u>	<u>84.56</u>

HOUSEKEEPING

Cleaning Services	44,000.00	50,900.00	35.95	41.58
Maint. Wks	14,000.00	14,000.00	11.44	11.44
Salaries - Hkp.	35,700.00	37,665.00	29.17	30.77
Supplies	10,000.00	10,000.00	8.17	8.17
Window Cleaning	3,000.00	3,000.00	2.45	2.45
TOTAL	<u>106,700.00</u>	<u>115,565.00</u>	<u>87.17</u>	<u>94.42</u>

MAINTENANCE

Salaries - Maint	36,800.00	37,272.00	30.07	30.45
Elevator	1,900.00	1,900.00	1.55	1.55
Landscaping	5,000.00	5,000.00	4.08	4.08
Lawn Service	7,200.00	7,200.00	5.88	5.88
Supplies	7,000.00	7,000.00	5.72	5.72
Repairs - Misc	12,500.00	10,000.00	10.21	8.17
Pest Control	2,500.00	2,500.00	2.04	2.04
Pool - Gazebo	1,000.00	1,200.00	0.82	0.98
TOTAL	<u>73,900.00</u>	<u>72,072.00</u>	<u>60.38</u>	<u>58.88</u>

UTILITIES

Cable TV	10,000.00	11,100.00	8.17	9.07
Electric	30,000.00	32,000.00	24.51	26.14
Gas	10,000.00	10,000.00	8.17	8.17
Telephone	4,500.00	6,025.00	3.68	4.92
Water & Sewer	24,000.00	23,000.00	19.61	18.79
Trash Removal	500.00	500.00	0.41	0.41
TOTAL	<u>79,000.00</u>	<u>82,625.00</u>	<u>64.54</u>	<u>67.50</u>

TAXES

Payroll Taxes	9,000.00	12,432.00	7.35	10.16
Other Taxes	-	-	0.00	0.00
TOTAL	<u>9,000.00</u>	<u>12,432.00</u>	<u>7.35</u>	<u>10.16</u>

RECREATION

Dues	13,500.00	15,957.00	11.03	13.04
Cook out	3,200.00	4,100.00	2.61	3.35
Rent - Recreational Facility	N/A	N/A	0.00	0.00
TOTAL	<u>16,700.00</u>	<u>20,057.00</u>	<u>13.64</u>	<u>16.39</u>

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<u>INSURANCE</u>				
Umbrella	2,090.00	2,000.00	1.71	1.63
Windstorm Ins	3,848.00	4,800.00	3.14	3.92
Bldg Cont	11,603.00	15,400.00	9.48	12.58
Flood Policy	5,820.00	6,200.00	4.75	5.07
Workman Comp	5,500.00	7,701.00	4.49	6.29
Directors & Officers	1,517.00	1,300.00	1.24	1.06
Fidelity	260.00	281.00	0.21	0.23
TOTAL	<u>30,638.00</u>	<u>37,682.00</u>	<u>25.03</u>	<u>30.79</u>
<u>MISCELLANEOUS</u>				
Employee Uniforms	700.00	300.00	0.57	0.25
T-Shirts	-		0.00	0.00
Security	450.00	500.00	0.37	0.41
TOTAL	<u>1,150.00</u>	<u>800.00</u>	<u>0.94</u>	<u>0.65</u>
TOTAL OPERATING EXPENSES	<u>413,986.00</u>	<u>444,732.00</u>	<u>338.22</u>	<u>363.34</u>