
❖ 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 | 384398.00 | 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 | 833.33 | 8.17 | 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 | 533858.00 | 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 | \$ 394,398.00 | | | \$ 373,913.00 |
| LESS SURPLUS | \$ (7,945.00) | | | \$ 149,944.00 |
| LESS MISC. INCOME | \$ (2,055.00) | | | |
| TOTALS | \$ 384,398.00 | | | |
| 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



1030 Seaside Drive
Sarasota, FL 34242
Telephone (941)349-2500
Fax (941) 349-5096
Website: www.VacationFLA.com
E-Mail: Calini@VacationFLA.com
