

24 UNITS  
1224 UNITS / WEEKS

Calini Beach Club Assoc. inc.  
2014 Approved Budget - Jan. 1, 2014 to Dec. 31, 2014

	2013 Budget	2014 Budget	2013 Unit/Wk	2014 Unit Wk
<b>INCOME</b>				
Maintenance Fees	520,715.00	618,486.00	425.42	505.30
Office Rent Income	5,700.00	5,700.00	4.66	4.66
Misc. (Vending, Laundry)	10,000.00	10,000.00	8.17	8.17
Resort Fee	0.00	0.00	0.00	0.00
Surplus from Prior Years	10,200.00	0.00	8.33	0.00
<b>GROSS PROFIT</b>	<b>546,615.00</b>	<b>634,186.00</b>	<b>446.58</b>	<b>518.13</b>
<b>EXPENSES</b>				
Administration	143,528.00	175,555.50	117.26	143.43
Housekeeping	113,400.00	123,930.00	92.65	101.25
Maintenance	86,900.00	88,862.50	71.00	72.60
Utilities	80,250.00	83,370.00	65.56	68.11
Taxes	14,100.00	14,310.00	11.52	11.69
Recreation	45,335.00	54,450.00	37.04	44.49
Insurance	62,302.00	93,208.00	50.90	76.15
Miscellaneous	800.00	500.00	0.65	0.41
<b>TOTAL EXPENSES</b>	<b>546,615.00</b>	<b>634,186.00</b>	<b>446.58</b>	<b>518.13</b>
<b>NET INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**BUDGET RECAP**

Maintenance Fees	520,715.00	618,486.00	425.42	505.30
Reserves	189,000.00	176,239.00	154.41	143.99
<b>TOTAL OWNERS</b>	<b>709,715.00</b>	<b>794,725.00</b>	<b>579.83</b>	<b>649.29</b>

Estimated Ad Valorem 38.81 47,500.00 Real Estate Taxes to be billed separately

**RESERVES**

	Estimated Useful Life	Est. Remain Life	Estimated Replacement	Est. Balance 1/1/2014	2014 Funding
Air Conditioning	8 TO 20	8 TO 20	107,900	5,000	5,666
Elevator	30 TO 40	30 TO 40	93,700	10,500	3,870
Furniture & Fixtures	1 TO 20	1 TO 20	1,100,000	1,500	150,000
Painting - Exterior	5 TO 10	5 TO 10	41,700	250	7,300
Roofing	20 TO 25	20 TO 25	218,000	143,000	6,510
Sprinkler System	25 TO 30	25 TO 50	23,300	1,800	1,344
Pavement - Resurfacing	10 TO 12	10 TO 12	18,972	1,102	1,549
<b>TOTAL - Reserve Study done on 09/04/2013</b>			<b>1,603,572</b>	<b>163,152</b>	<b>176,239</b>

**EXPENSES**

	2013 Budget	2014 Budget	2013 Unit/Wk	2014 Unit Wk
<b>ADMINISTRATION</b>				
Printing	1,000.00	1,500.00	0.82	1.23
Postage	2,500.00	2,000.00	2.04	1.63
Office Supplies	3,000.00	3,400.00	2.45	2.78
Office Equipment	2,500.00	3,000.00	2.04	2.45
Salaries Manager	34,600.00	36,680.00	28.27	29.97
Salaries Front Desk	23,790.00	29,079.50	19.44	23.76
Empl Benefits	23,700.00	22,848.00	19.36	18.67
Management Fee	18,360.00	21,420.00	15.00	17.50
Accounting Fee Monthly	4,500.00	4,500.00	3.68	3.68
Acctg - Audit	6,080.00	6,080.00	4.97	4.97
Interest EXP	0.00	0.00	0.00	0.00
Legal / Collections	2,500.00	1,500.00	2.04	1.23
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	20,000.00	0.00	16.34
Deficit Reduction	17,500.00	20,000.00	14.30	16.34
Meeting Exp	350.00	300.00	0.29	0.25
Bank Charges	700.00	800.00	0.57	0.65
<b>TOTAL</b>	<b>143,528.00</b>	<b>175,555.50</b>	<b>117.26</b>	<b>143.43</b>

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	2013 Budget	2014 Budget	2013 Unit/Wk	2014 Unit Wk
<b>HOUSEKEEPING</b>				
Cleaning Services	48,500.00	59,000.00	39.62	48.20
Maint. Wks	14,000.00	14,000.00	11.44	11.44
Salaries - Hkp.	36,900.00	36,930.00	30.15	30.17
Supplies	14,000.00	14,000.00	11.44	11.44
<b>TOTAL</b>	<b>113,400.00</b>	<b>123,930.00</b>	<b>92.65</b>	<b>101.25</b>
<b>MAINTENANCE</b>				
Salaries - Maint	36,800.00	36,762.50	30.07	30.03
Elevator	3,000.00	2,500.00	2.45	2.04
Landscaping	5,000.00	5,000.00	4.08	4.08
Lawn Service	10,200.00	10,200.00	8.33	8.33
Supplies	10,000.00	15,000.00	8.17	12.25
Repairs - Misc	11,000.00	14,000.00	8.99	11.44
Pest Control	2,200.00	2,900.00	1.80	2.37
Pool - Gazebo	8,700.00	2,500.00	7.11	2.04
<b>TOTAL</b>	<b>86,900.00</b>	<b>88,862.50</b>	<b>71.00</b>	<b>72.60</b>
<b>UTILITIES</b>				
Cable TV	14,100.00	14,500.00	11.52	11.85
Electric	32,000.00	32,500.00	26.14	26.55
Gas	6,400.00	6,000.00	5.23	4.90
Telephone	6,700.00	5,000.00	5.47	4.08
Water & Sewer	20,500.00	24,800.00	16.75	20.26
Trash Removal	550.00	570.00	0.45	0.47
<b>TOTAL</b>	<b>80,250.00</b>	<b>83,370.00</b>	<b>65.56</b>	<b>68.11</b>
<b>TAXES</b>				
Payroll Taxes	14,100.00	14,310.00	11.52	11.69
<b>TOTAL</b>	<b>14,100.00</b>	<b>14,310.00</b>	<b>11.52</b>	<b>11.69</b>
<b>RECREATION</b>				
Dues	18,713.00	18,950.00	15.29	15.48
Hospitality	5,500.00	5,500.00	4.49	4.49
Rent - Recreational Facility	N/A	N/A	N/A	N/A
Beach Service	21,122.00	30,000.00	17.26	24.51
<b>TOTAL</b>	<b>45,335.00</b>	<b>54,450.00</b>	<b>37.04</b>	<b>44.49</b>
<b>INSURANCE</b>				
Umbrella	3,198.00	3,336.00	2.61	2.73
Windstorm Ins	27,700.00	55,000.00	22.63	44.93
Property/Liability	17,300.00	20,000.00	14.13	16.34
Flood Policy	8,646.00	9,121.00	7.06	7.45
Workman Comp	3,900.00	4,098.00	3.19	3.35
Directors & Officers	1,216.00	1,311.00	0.99	1.07
Fidelity	342.00	342.00	0.28	0.28
<b>TOTAL</b>	<b>62,302.00</b>	<b>93,208.00</b>	<b>50.90</b>	<b>76.15</b>
<b>MISCELLANEOUS</b>				
Employee Uniforms	400.00	200.00	0.33	0.16
Security	400.00	300.00	0.33	0.25
<b>TOTAL</b>	<b>800.00</b>	<b>500.00</b>	<b>0.65</b>	<b>0.41</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>546,615.00</b>	<b>634,186.00</b>	<b>446.58</b>	<b>518.13</b>