

24 UNITS  
1224 UNITS / WEEKS

Calini Beach Club Assoc. inc.  
2020 Approved Budget - Jan. 1, 2020 to Dec. 31, 2020

	2019 Budget	2020 Budget	2019 Unit/Wk	2020 Unit Wk
<u>INCOME</u>				
Maintenance Fees	688,040.00	709,213.50	562.12	579.42
Misc. (Vending, Laundry)	0.00	0.00	0.00	0.00
Surplus from Prior Years	0.00	0.00	0.00	0.00
<b>GROSS PROFIT</b>	<b>688,040.00</b>	<b>709,213.50</b>	<b>562.12</b>	<b>579.42</b>
<u>EXPENSES</u>				
Administration	196,845.00	206,436.50	160.82	168.66
Housekeeping	138,800.00	143,800.00	113.40	117.48
Maintenance	90,605.00	92,770.00	74.02	75.79
Utilities	84,550.00	84,500.00	69.08	69.04
Taxes	24,840.00	24,332.00	20.29	19.88
Recreation	67,500.00	71,425.00	55.15	58.35
Insurance	84,900.00	85,950.00	69.36	70.22
Miscellaneous	-	-	0.00	0.00
<b>TOTAL EXPENSES</b>	<b>688,040.00</b>	<b>709,213.50</b>	<b>562.12</b>	<b>579.42</b>
<b>NET INCOME</b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>
<u>BUDGET RECAP</u>				
Maintenance Fees	688,040.00	709,213.50	562.12	579.42
Reserves	193,250.00	197,750.00	157.88	161.56
<b>TOTAL OWNERS</b>	<b>881,290.00</b>	<b>906,963.50</b>	<b>720.00</b>	<b>740.98</b>
Estimated Ad Valorem	43.55	53,300	Real Estate Taxes to be billed separately	

<u>RESERVES</u>	Estimated Useful Life	Est. Remain Life	Estimated Replacement	Est. Balance 1/1/2020	2020 Funding
Air Conditioning	8 TO 20	8 TO 20	160,000.00	23,000.00	17,500.00
Elevator	30 TO 40	30 to 40	93,700.00	22,100.00	2,250.00
Furniture & Fixtures	1 TO 20	1 TO 20	1,500,000.00	3,000.00	130,000.00
Unit Interior/Exterior	7 to 10	7 to 10	300,000.00	17,000.00	25,000.00
Painting - Exterior	5 TO 10	5 TO 10	65,000.00	1,000.00	10,000.00
Roofing	20 TO 25	20 TO 25	218,000.00	123,100.00	10,000.00
Sprinkler System	25 TO 30	25 TO 50	23,300.00	16,000.00	2,000.00
Pavement - Resurfacing	10 TO 12	10 TO 12	18,972.00	9,000.00	1,000.00
<b>TOTAL</b>			<b><u>2,378,972.00</u></b>	<b><u>214,200.00</u></b>	<b><u>197,750.00</u></b>

Reserves Study Reviewed August 2019

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<u>EXPENSES</u>				
<u>ADMINISTRATION</u>				
Printing	750.00	750.00	0.61	0.61
Postage	1,750.00	1,750.00	1.43	1.43
Office Supplies	4,000.00	4,000.00	3.27	3.27
Office Equipment	4,500.00	4,500.00	3.68	3.68
Salaries Manager	44,520.00	40,280.00	36.37	32.91
Salaries Front Desk	37,577.00	38,644.50	30.70	31.57
Empl Benefits	24,100.00	35,464.00	19.69	28.97
Management Fee	38,000.00	38,000.00	31.05	31.05
Accounting Fee Monthly	5,700.00	5,700.00	4.66	4.66
Acctg - Audit	6,500.00	6,500.00	5.31	5.31
Legal / Collections	1,000.00	1,000.00	0.82	0.82
St. Fl. Condo Fees	2,448.00	2,448.00	2.00	2.00
Common Deficit	0.00	0.00	0.00	0.00
Deficit Reduction	23,200.00	23,200.00	18.95	18.95
Meeting Exp	300.00	300.00	0.25	0.25
Credit Card Exp	2,000.00	3,500.00	1.63	2.86
Bank Charges	500.00	400.00	0.41	0.33
<b>TOTAL</b>	<b>196,845.00</b>	<b>206,436.50</b>	<b>160.82</b>	<b>168.66</b>
<u>HOUSEKEEPING</u>				
Cleaning Services	69,000.00	74,000.00	56.37	60.46
Maint. Wks	10,000.00	10,000.00	8.17	8.17
Salaries - Hkp.	46,800.00	46,800.00	38.24	38.24
Supplies	13,000.00	13,000.00	10.62	10.62
<b>TOTAL</b>	<b>138,800.00</b>	<b>143,800.00</b>	<b>113.40</b>	<b>117.49</b>
<u>MAINTENANCE</u>				
Salaries - Maint	36,805.00	38,970.00	30.07	31.84
Elevator	3,500.00	3,500.00	2.86	2.86
Landscaping	8,000.00	8,000.00	6.54	6.54
Lawn Service	10,200.00	10,200.00	8.33	8.33
Supplies	13,000.00	13,000.00	10.62	10.62
Repairs - Misc	13,000.00	13,000.00	10.62	10.62
Pest Control	3,200.00	3,200.00	2.61	2.61
SPA - Gazebo	2,900.00	2,900.00	2.37	2.37
<b>TOTAL</b>	<b>90,605.00</b>	<b>92,770.00</b>	<b>74.02</b>	<b>75.79</b>

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<u>UTILITIES</u>				
Cable TV	19,000.00	19,700.00	15.52	16.09
Electric	34,000.00	34,000.00	27.78	27.78
Gas	4,250.00	4,250.00	3.47	3.47
Telephone	7,200.00	7,450.00	5.88	6.09
Water & Sewer	19,500.00	18,500.00	15.93	15.11
Trash Removal	600.00	600.00	0.49	0.49
<b>TOTAL</b>	<b>84,550.00</b>	<b>84,500.00</b>	<b>69.07</b>	<b>69.03</b>
<u>TAXES</u>				
Payroll Expense	24,670.00	24,062.00	20.16	19.66
Other Taxes	170.00	270.00	0.14	0.22
<b>TOTAL</b>	<b>24,840.00</b>	<b>24,332.00</b>	<b>20.30</b>	<b>19.88</b>
<u>RECREATION</u>				
Dues	24,000.00	26,000.00	19.61	21.24
Cook out	5,000.00	5,000.00	4.08	4.08
Beach Service	38,500.00	40,425.00	31.45	33.03
<b>TOTAL</b>	<b>67,500.00</b>	<b>71,425.00</b>	<b>55.15</b>	<b>58.35</b>
<u>INSURANCE</u>				
Umbrella	1,000.00	700.00	0.82	0.57
Prop/Liability/Wind	63,000.00	62,000.00	51.47	50.65
Flood Policy	18,000.00	19,500.00	14.71	15.93
Workman Comp - Vendor Ins	700.00	750.00	0.57	0.61
Directors & Officers	1,000.00	1,500.00	0.82	1.23
Fidelity	1,200.00	1,500.00	0.98	1.23
<b>TOTAL</b>	<b>84,900.00</b>	<b>85,950.00</b>	<b>69.37</b>	<b>70.22</b>
<u>MISCELLANEOUS</u>				
Employee Uniforms	0.00	0.00	0.00	0.00
T-Shirts	0.00	0.00	0.00	0.00
Security	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL OPERATING EXPENSE:</b>	<b>688,040.00</b>	<b>709,213.50</b>	<b>562.13</b>	<b>579.42</b>