

Siesta Sands Condominium Association - 31 Units
2017 Approved Budget - Jan. 1, 2017 to Dec. 31, 2017

	Budget 2016	Budget 2017	16 Qtrly Per Unit	17 Qtrly Per Unit
INCOME				
4100 Com Ass Rec'd	291,464.00	292,283.00	2,350.52	2,357.12
4250 Inc - #101	13,000.00	13,000.00	104.84	104.84
4300 Office Rent	12,000.00	12,000.00	96.77	96.77
4420 Late Charges	0.00	0.00	0.00	0.00
4430 Inc - Other	0.00	0.00	0.00	0.00
4435 Inc S/Sports	0.00	0.00	0.00	0.00
4433 Inc - Laundry	3,750.00	3,750.00	30.24	30.24
4438 Inc - Cr Card	600.00	600.00	4.84	4.84
Gross Income	320,814.00	321,633.00	2,587.21	2,593.81

EXPENSES				
Administration	62,590.00	63,305.00	504.76	510.52
Housekeeping	20,600.00	21,600.00	166.13	174.19
Maintenance	82,393.00	82,893.00	664.46	668.49
Utilities	73,040.00	73,840.00	589.03	595.48
Taxes	140.00	140.00	1.13	1.13
Insurance	81,951.00	79,755.00	660.90	643.19
Fees	100.00	100.00	0.81	0.81
Total Expenses	320,814.00	321,633.00	2,587.21	2,593.81

Net Income	0.00	0.00	0.00	0.00
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	16 Ann. Per Unit	17 Ann. Per Unit	16 Qtrly Per Unit	17 Qtrly Per Unit
Total Expenses	10,348.84	10,375.26	2,587.21	2,593.81
Misc Inc	-946.77	-946.77	-236.69	-236.69
Total Common Assessment	9,402.06	9,428.48	2,350.52	2,357.12
Reserves	2,631.25	2,604.84	657.81	651.21
	12,033.31	12,033.32	3,008.33	3,008.33

*RESERVES:	Estimated		Estimated Replacement	Est. Balance 1/1/2017	2017 Funding
	Estimated Useful Life	Remaining Life			
Roof Replacement Bldg A	25	5	12,000	3,529	1,700
Roof Replacement Bldg B	30	29	25,000	0	900
Roof Replacement Bldg C	32	5	100,000	62,225	12,600
Exterior Painting Bldg A	9	1	6,000	5,400	600
Exterior Painting Bldg B	10 to 17	1 to 16	8,000	4,100	3,000
Exterior Painting Bldg C	9 to 25	1 to 19	80,000	58,500	12,000
Resurfacing - Pavement	8	4	10,000	4,730	2,000
Pool Bldg B	10 to 12	7 to 9	24,000	2,965	2,180
Pool Bldg C	7 to 15	3 to 10	15,000	2,410	1,970
Pool Decking	20 to 40	16 to 24	52,000	6,650	2,400
Walkways	15	7	70,000	12,255	7,500
Railings	30	1	91,250	89,250	5,000
Fence	10	3	12,000	6,125	1,950
Elevator	25 to 30	1 to 22	71,500	31,059	4,000
Fire System	15 to 20	2 to 13	16,000	8,670	1,950
Common Area/Recreational	3 to 25	2 to 22	75,500	5,255	21,000
			668,250	303,123	80,750

* Last Reserve Analysis 9-27-16

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	<u>Budget 2016</u>	<u>Budget 2017</u>	<u>16 Qtrly Per Unit</u>	<u>17 Qtrly Per Unit</u>
Administration				
6010 Bank Charges	400.00	400.00	3.23	3.23
6020 Cr Card Chgs	1,100.00	1,100.00	8.87	8.87
6030 Postage	2,200.00	1,000.00	17.74	8.06
6060 Office Supplies	3,500.00	4,700.00	28.23	37.90
6070 Printing	250.00	250.00	2.02	2.02
6130 Mgmt.-CPMC	47,425.00	48,140.00	382.46	388.23
6150 Accounting	5,100.00	5,100.00	41.13	41.13
6170 Legal Expense	1,000.00	1,000.00	8.06	8.06
6290 Audit Expense	1,615.00	1,615.00	13.02	13.02
Total	<u>62,590.00</u>	<u>63,305.00</u>	<u>504.76</u>	<u>510.52</u>
Housekeeping				
6510 Maid Service	15,600.00	15,600.00	125.81	125.81
6520 Hskg-Supp	5,000.00	6,000.00	40.32	48.39
Total	<u>20,600.00</u>	<u>21,600.00</u>	<u>166.13</u>	<u>174.19</u>
Maintenance				
6810 Elevator-Maint	3,000.00	3,500.00	24.19	28.23
6830 Landscaping	10,000.00	10,000.00	80.65	80.65
6835 Maint - Labor	39,993.00	39,993.00	322.52	322.52
6875 Maint./Rpr Gen	20,000.00	20,000.00	161.29	161.29
6930 Pest Control	1,400.00	1,400.00	11.29	11.29
6950 Pool-Rpr/Sup	8,000.00	8,000.00	64.52	64.52
Total	<u>82,393.00</u>	<u>82,893.00</u>	<u>664.46</u>	<u>668.49</u>
Utilities				
6952 Pool - Gas	8,000.00	8,000.00	64.52	64.52
6960 Alarm System	350.00	350.00	2.82	2.82
6980 Cable TV	19,600.00	20,000.00	158.06	161.29
7000 Electricity	9,400.00	9,400.00	75.81	75.81
7010 Water - Sewer	28,500.00	27,500.00	229.84	221.77
7020 Trash	590.00	590.00	4.76	4.76
7030 Telephone-Ded	6,600.00	8,000.00	53.23	64.52
Total	<u>73,040.00</u>	<u>73,840.00</u>	<u>589.03</u>	<u>595.48</u>
Taxes				
7320 Taxes-Other	70.00	70.00	0.56	0.56
7330 Tax-Corp Yr End	70.00	70.00	0.56	0.56
Total	<u>140.00</u>	<u>140.00</u>	<u>1.13</u>	<u>1.13</u>
Insurance				
7780 Ins-Windstorm	0.00	0.00	0.00	0.00
7790 Ins-Propr.ty Cas	49,960.00	47,790.00	402.90	385.40
7810 Ins-Flood	29,726.00	29,700.00	239.73	239.52
7820 Ins-D &O Crime	1,550.00	1,550.00	12.50	12.50
7830 Ins - W/C	715.00	715.00	5.77	5.77
Total	<u>81,951.00</u>	<u>79,755.00</u>	<u>660.90</u>	<u>643.19</u>
Fees				
FL Condo Fees	100.00	100.00	0.81	0.81
Total	<u>100.00</u>	<u>100.00</u>	<u>0.81</u>	<u>0.81</u>
Line of Credit				
Principal	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Total	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>