

**Siesta Sands Condominium Association - 31 Units**  
**2018 Approved Budget - Jan. 1, 2018 to Dec. 31, 2018**

	<b>Budget 2017</b>	<b>Budget 2018</b>	<b>17 Qtrly Per Unit</b>	<b>18 Qtrly Per Unit</b>
<b>INCOME</b>				
4100 Com Ass Rec'd	292,283.00	284,788.00	2,357.12	2,296.68
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	11,000.00	0.00	88.71
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
<b>Gross Income</b>	<b>321,633.00</b>	<b>325,138.00</b>	<b>2,593.81</b>	<b>2,622.08</b>
<b>EXPENSES</b>				
Administration	63,305.00	64,905.00	510.52	523.43
Housekeeping	21,600.00	21,600.00	174.19	174.19
Maintenance	82,893.00	85,893.00	668.49	692.69
Utilities	73,840.00	73,625.00	595.48	593.75
Taxes	140.00	140.00	1.13	1.13
Insurance	79,755.00	78,875.00	643.19	636.09
Fees	100.00	100.00	0.81	0.81
<b>Total Expenses</b>	<b>321,633.00</b>	<b>325,138.00</b>	<b>2,593.81</b>	<b>2,622.08</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>17 Ann. Per Unit</b>	<b>18 Ann. Per Unit</b>	<b>17 Qtrly Per Unit</b>	<b>18 Qtrly Per Unit</b>
Total Expenses	10,375.26	10,488.32	2,593.81	2,622.08
Misc Inc	-946.77	-1,301.61	-236.69	-325.40
Total Common Assessment	9,428.48	9,186.71	2,357.12	2,296.68
Reserves	2,604.84	2,805.81	651.21	701.45
	<b>12,033.32</b>	<b>11,992.52</b>	<b>3,008.33</b>	<b>2,998.13</b>

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	<u>Budget 2017</u>	<u>Budget 2018</u>	<u>17 Qtrly Per Unit</u>	<u>18 Qtrly Per Unit</u>	
	<u>Estimated</u>				
<u>*RESERVES:</u>	<u>Estimated Useful Life</u>	<u>Remaining Life</u>	<u>Estimated Replacement</u>	<u>Est. Balance 1/1/2018</u>	<u>2018 Funding</u>
Roof Replacement Bldg A	25	4	12,000	5,223	1,600
Roof Replacement Bldg B	30	28	25,000	1,746	1,100
Roof Replacement Bldg C	32	4	100,000	74,823	12,500
Exterior Painting Bldg A	9	0	6,000	6600	3,000
Exterior Painting Bldg B	10 to 17	1 to 16	8,000	7,086	6,900
Exterior Painting Bldg C	9 to 25	1 to 19	80,000	70,156	1,000
Resurfacing - Pavement	8	3	10,000	6,730	1,000
Pool Bldg B	10 to 12	7 to 9	24,000	4,695	2,600
Pool Bldg C	7 to 15	3 to 10	15,000	1,550	3,680
Pool Decking	20 to 40	16 to 24	52,000	6,648	2,500
Walkways	15	6	70,000	18,030	8,600
Railings	30	0	91,250	750	2,600
Fence	10	2	12,000	5,625	3,200
Elevator	25 to 30	1 to 22	71,500	40,327	14,000
Fire System	15 to 20	2 to 13	16,000	10,617	1,700
Common Area/Recreational	3 to 25	2 to 22	75,500	5,254	21,000
* Last Reserve Analysis 10-3-17			668,250	265,860	86,980
<b><u>Administration</u></b>					
6010 Bank Charges	400.00	500.00	3.23	4.03	
6020 Cr Card Chgs	1,100.00	1,200.00	8.87	9.68	
6030 Postage	1,000.00	1,000.00	8.06	8.06	
6050 Office Supplies	4,700.00	1,500.00	37.90	12.10	
6060 Office Equipmt	0.00	4,000.00	0.00	32.26	
6070 Printing	250.00	250.00	2.02	2.02	
6130 Mgmt.-CPMC	48,140.00	48,140.00	388.23	388.23	
6150 Accounting	5,100.00	5,100.00	41.13	41.13	
6170 Legal Expense	1,000.00	1,500.00	8.06	12.10	
6290 Audit Expense	1,615.00	1,715.00	13.02	13.83	
<b>Total</b>	<b>63,305.00</b>	<b>64,905.00</b>	<b>510.52</b>	<b>523.43</b>	

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<b><u>Housekeeping</u></b>				
6510 Maid Service	15,600.00	15,600.00	125.81	125.81
6520 Hskg-Supp	6,000.00	6,000.00	48.39	48.39
<b>Total</b>	<u>21,600.00</u>	<u>21,600.00</u>	<u>174.19</u>	<u>174.19</u>
<b><u>Maintenance</u></b>				
6810 Elevator-Maint	3,500.00	3,500.00	28.23	28.23
6830 Landscaping	10,000.00	13,000.00	80.65	104.84
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
<b>Total</b>	<u>82,893.00</u>	<u>85,893.00</u>	<u>668.49</u>	<u>692.69</u>
<b><u>Utilities</u></b>				
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	20,000.00	22,000.00	161.29	177.42
7000 Electricity	9,400.00	8,700.00	75.81	70.16
7010 Water - Sewer	27,500.00	26,000.00	221.77	209.68
7020 Trash	590.00	575.00	4.76	4.64
7030 Telephone-Ded	8,000.00	8,000.00	64.52	64.52
<b>Total</b>	<u>73,840.00</u>	<u>73,625.00</u>	<u>595.48</u>	<u>593.75</u>
<b><u>Taxes</u></b>				
7320 Taxes-Other	70.00	70.00	0.56	0.56
7330 Tax-Corp Yr End	70.00	70.00	0.56	0.56
<b>Total</b>	<u>140.00</u>	<u>140.00</u>	<u>1.13</u>	<u>1.13</u>
<b><u>Insurance</u></b>				
7780 Ins-Windstorm	0.00	0.00	0.00	0.00
7790 Ins-Propr.ty Cas	47,790.00	44,000.00	385.40	354.84
7810 Ins-Flood	29,700.00	32,000.00	239.52	258.06
7820 Ins-D &O Crime	1,550.00	2,100.00	12.50	16.94
7830 Ins - W/C	715.00	775.00	5.77	6.25
<b>Total</b>	<u>79,755.00</u>	<u>78,875.00</u>	<u>643.19</u>	<u>636.09</u>
<b><u>Fees</u></b>				
FL Condo Fees	100.00	100.00	0.81	0.81
<b>Total</b>	<u>100.00</u>	<u>100.00</u>	<u>0.81</u>	<u>0.81</u>
<b><u>Line of Credit</u></b>				
Principal	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
<b>Total</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>