

**Siesta Sands Condominium Association - 31 Units**  
**2019 APPROVED Budget - Jan. 1, 2019 to Dec. 31, 2019**

	<b>Budget 2018</b>	<b>Budget 2019</b>	<b>18 Qtrly Per Unit</b>	<b>19 Qtrly Per Unit</b>					
<b>INCOME</b>									
4100 Com Ass Rec'd	284,788.00	299,313.00	2,296.68	2,413.81					
4250 Inc - #101	13,000.00	13,000.00	104.84	104.84					
4300 Office Rent	12,000.00	13,800.00	96.77	111.29					
4420 Late Charges	0.00	0.00	0.00	0.00					
4430 Inc - Other	11,000.00	0.00	88.71	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					
<b>Gross Income</b>	<b>325,138.00</b>	<b>330,463.00</b>	<b>2,622.08</b>	<b>2,665.02</b>					
<b>EXPENSES</b>									
Administration	64,905.00	65,505.00	523.43	528.27					
Housekeeping	21,600.00	24,000.00	174.19	193.55					
Maintenance	85,893.00	85,893.00	692.69	692.69					
Utilities	73,625.00	74,625.00	593.75	601.81					
Taxes	140.00	170.00	1.13	1.37					
Insurance	78,875.00	80,170.00	636.09	646.53					
Fees	100.00	100.00	0.81	0.81					
<b>Total Expenses</b>	<b>325,138.00</b>	<b>330,463.00</b>	<b>2,622.08</b>	<b>2,665.02</b>					
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>					
	<b>18 Ann. Per Unit</b>	<b>19 Ann. Per Unit</b>	<b>18 Qtrly Per Unit</b>	<b>19 Qtrly Per Unit</b>					
Total Expenses	10,488.32	10,660.10	2,622.08	2,665.02					
Misc Inc	-1,301.61	-1,004.84	-325.40	-251.21					
Total Common Assessment	9,186.71	9,655.26	2,296.68	2,413.81					
Reserves	2,805.81	2,427.42	701.45	606.85					
	<b>11,992.52</b>	<b>12,082.68</b>	<b>2,998.13</b>	<b>3,020.67</b>					
				22.54					
<b>*RESERVES:</b>	<b>Estimated Useful Life</b>	<b>Estimated Remaining Life</b>	<b>Estimated Replacement</b>	<b>Est. Balance 1/1/2019</b>	<b>2019 Funding</b>	<b>2018 Funding</b>			
Roof Replacement Bldg A	19	1	21,500	6,800	15,000	1,600			
Roof Replacement Bldg B	30	28	25,000	2,800	775	1,100			
Roof Replacement Bldg C	32	1	85,000	76,300	8,700	12,500			
Exterior Painting Bldg A	10	10	6,000	600	600	3,000			
Exterior Painting Bldg B	10 to 17	1 to 16	10,150	100	1,000	6,900			
Exterior Painting Bldg C	9 to 25	1 to 19	58,325	100	5,225	1,000			
Resurfacing - Pavement	8	2	10,000	7,700	2,200	1,000			
Pool Bldg B	10 to 12	7 to 9	24,000	6,200	2,500	2,600			
Pool Bldg C	7 to 15	3 to 10	15,000	5,000	3,500	3,680			
Pool Decking	20 to 40	16 to 24	52,000	6,500	2,400	2,500			
Walkways	15	8	70,000	500	9,000	8,600			
Railings	35	34	100,000	750	3,000	2,600			
Fence	10	1	12,000	8,700	3,300	3,200			
Elevator	25 to 30	1 to 22	67,000	15,000	2,500	14,000			
Fire System	15 to 20	2 to 13	19,000	7,300	1,550	1,700			
Common Area/Recreational	3 to 25	2 to 22	62,500	21,000	14,000	21,000			
* Last Reserve Analysis Sep 2018			<b>637,475</b>	<b>165,350</b>	<b>75,250</b>	<b>86,980</b>			

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	<b>Budget 2018</b>	<b>Budget 2019</b>	<b>18 Qtrly Per Unit</b>	<b>19 Qtrly Per Unit</b>
<b>Administration</b>				
6010	500.00	500.00	4.03	4.03
6020	1,200.00	1,200.00	9.68	9.68
6030	1,000.00	800.00	8.06	6.45
6050	1,500.00	2,000.00	12.10	16.13
6060	4,000.00	4,000.00	32.26	32.26
6070	250.00	250.00	2.02	2.02
6130	48,140.00	48,140.00	388.23	388.23
6150	5,100.00	5,400.00	41.13	43.55
6170	1,500.00	1,500.00	12.10	12.10
6290	1,715.00	1,715.00	13.83	13.83
<b>Total</b>	<b>64,905.00</b>	<b>65,505.00</b>	<b>523.43</b>	<b>528.27</b>
<b>Housekeeping</b>				
6510	15,600.00	15,600.00	125.81	125.81
6520	6,000.00	8,400.00	48.39	67.74
<b>Total</b>	<b>21,600.00</b>	<b>24,000.00</b>	<b>174.19</b>	<b>193.55</b>
<b>Maintenance</b>				
6810	3,500.00	3,000.00	28.23	24.19
6830	13,000.00	13,500.00	104.84	108.87
6835	39,993.00	39,993.00	322.52	322.52
6875	20,000.00	20,000.00	161.29	161.29
6930	1,400.00	1,400.00	11.29	11.29
6950	8,000.00	8,000.00	64.52	64.52
<b>Total</b>	<b>85,893.00</b>	<b>85,893.00</b>	<b>692.69</b>	<b>692.69</b>
<b>Utilities</b>				
6952	8,000.00	8,000.00	64.52	64.52
6960	350.00	350.00	2.82	2.82
6980	22,000.00	23,000.00	177.42	185.48
7000	8,700.00	8,700.00	70.16	70.16
7010	26,000.00	26,000.00	209.68	209.68
7020	575.00	575.00	4.64	4.64
7030	8,000.00	8,000.00	64.52	64.52
<b>Total</b>	<b>73,625.00</b>	<b>74,625.00</b>	<b>593.75</b>	<b>601.81</b>
<b>Taxes</b>				
7320	70.00	70.00	0.56	0.56
7330	70.00	100.00	0.56	0.81
<b>Total</b>	<b>140.00</b>	<b>170.00</b>	<b>1.13</b>	<b>1.37</b>
<b>Insurance</b>				
7780	0.00	0.00	0.00	0.00
7790	44,000.00	52,595.00	354.84	424.15
7810	32,000.00	23,800.00	258.06	191.94
7820	2,100.00	3,000.00	16.94	24.19
7830	775.00	775.00	6.25	6.25
<b>Total</b>	<b>78,875.00</b>	<b>80,170.00</b>	<b>636.09</b>	<b>646.53</b>
<b>Fees</b>				
FL Condo Fees	100.00	100.00	0.81	0.81
<b>Total</b>	<b>100.00</b>	<b>100.00</b>	<b>0.81</b>	<b>0.81</b>