

THE BEACH CLUB AT ST. AUGUSTINE BEACH AND TENNIS RESORT CONDOMINIUM ASSOCIATION, INC.
 APPROVED BUDGET FOR JANUARY 1 THROUGH DECEMBER 31, 2019

<u>OPERATING FUND</u>	<u>ACTUAL AT 08/31/2018</u>	<u>END OF YEAR FORECAST</u>	<u>2018 BUDGET</u>	<u>2018 BUDGET PER UNIT/WEEK</u>	<u>2019 APPROVED BUDGET</u>	<u>2019 BUDGET PER UNIT/WEEK</u>
INCOME						
REGULAR ASSESSMENTS BILLED	\$1,093,505.28	\$1,093,505.28	\$1,093,505.28	\$446.69	\$1,093,505.28	\$446.69
INTEREST INCOME	\$2,161.33	\$3,000.00	\$550.00	\$0.22	\$3,000.00	\$1.23
PRIOR YEARS ASSESSMENTS	\$38,222.40	\$4,000.00	\$4,000.00	\$1.63	\$4,000.00	\$1.63
OTHER INCOME	\$25,046.25	\$35,000.00	\$40,000.00	\$16.34	\$37,550.00	\$15.34
BEGINNING BALANCE - SURPLUS	\$28,350.71	\$28,350.71	\$3,605.92	\$1.47	\$43,725.99	\$17.86
TOTAL INCOME	\$1,187,285.97	\$1,163,855.99	\$1,141,661.20	\$466.36	\$1,181,781.27	\$482.75
EXPENSES						
MAINTENANCE						
PAYROLL	\$73,254.62	\$120,300.00	\$125,900.00	\$51.43	\$124,650.00	\$50.92
PAYROLL TAXES AND BENEFITS	\$14,628.80	\$26,300.00	\$26,500.00	\$10.83	\$27,250.00	\$11.13
PEST CONTROL	\$4,836.18	\$5,800.00	\$5,250.00	\$2.14	\$4,800.00	\$1.96
REFUSE REMOVAL	\$4,789.14	\$7,225.00	\$8,300.00	\$3.39	\$7,500.00	\$3.06
PLUMBING MAINT/REPAIR	\$830.73	\$1,250.00	\$1,500.00	\$0.61	\$1,500.00	\$0.61
CARPENTRY AND GLASS REPAIR	\$0.00	\$100.00	\$250.00	\$0.10	\$100.00	\$0.04
APPLIANCE REPAIR	\$295.90	\$500.00	\$500.00	\$0.20	\$500.00	\$0.20
HVAC REPAIRS/SUPPLIES	\$1,667.49	\$3,000.00	\$3,500.00	\$1.43	\$3,000.00	\$1.23
ELEVATOR REPAIRS/MAINT	\$6,450.07	\$9,000.00	\$7,200.00	\$2.94	\$7,200.00	\$2.94
LIGHT BULBS	\$1,074.54	\$1,750.00	\$2,000.00	\$0.82	\$1,800.00	\$0.74
GROUNDS	\$6,205.60	\$9,240.00	\$7,500.00	\$3.06	\$9,300.00	\$3.80
SPECIAL PROJECTS/CONTINGENCY	\$1,250.00	\$1,250.00	\$0.00	\$0.00	\$43,725.00	\$17.86
POOL SUPPLIES/EQUIPMENT	\$6,209.69	\$9,800.00	\$10,000.00	\$4.08	\$10,000.00	\$4.08
UNIT REPLACEMENT ITEMS (NET)	\$1,261.78	\$3,500.00	\$4,000.00	\$1.63	\$3,800.00	\$1.55
MISCL MAINTENANCE	\$1,017.15	\$2,800.00	\$4,800.00	\$1.96	\$3,000.00	\$1.23
FIRE ALARM/EQUIPMENT	\$867.71	\$4,200.00	\$3,800.00	\$1.55	\$4,350.00	\$1.78
TOTAL MAINTENANCE	\$124,639.40	\$206,015.00	\$211,000.00	\$86.19	\$252,475.00	\$103.14
UTILITIES						
TELEPHONE (NET)	\$2,697.51	\$4,075.00	\$4,200.00	\$1.72	\$4,100.00	\$1.67
ELECTRICITY	\$27,850.69	\$44,800.00	\$45,000.00	\$18.38	\$45,000.00	\$18.38
GAS	\$10,873.60	\$16,300.00	\$15,000.00	\$6.13	\$16,500.00	\$6.74
WATER	\$9,436.81	\$15,500.00	\$31,000.00	\$12.66	\$16,000.00	\$6.54
SEWER	\$8,487.58	\$12,750.00	\$14,000.00	\$5.72	\$13,000.00	\$5.31
CABLE TV	\$9,027.31	\$13,580.00	\$13,600.00	\$5.56	\$13,600.00	\$5.56
INTERNET	\$4,464.37	\$6,750.00	\$5,800.00	\$2.37	\$6,700.00	\$2.74
TOTAL UTILITIES	\$72,837.87	\$113,755.00	\$128,600.00	\$52.53	\$114,900.00	\$46.94
HOUSEKEEPING						
PAYROLL	\$37,489.89	\$58,250.00	\$58,000.00	\$23.69	\$60,900.00	\$24.88
PAYROLL TAXES AND BENEFITS	\$12,000.09	\$19,000.00	\$11,800.00	\$4.82	\$19,440.00	\$7.94
CASUAL LABOR	\$35.00	\$100.00	\$100.00	\$0.04	\$100.00	\$0.04
CONTRACT LABOR (NET)	\$80,767.75	\$124,500.00	\$130,000.00	\$53.10	\$125,000.00	\$51.06
MISCL HSKPNG/LNDRY SUPPLIES	\$3,929.90	\$6,000.00	\$6,000.00	\$2.45	\$6,100.00	\$2.49
TOTAL HOUSEKEEPING	\$134,222.63	\$207,850.00	\$205,900.00	\$84.11	\$211,540.00	\$86.41

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ADMINISTRATIVE						
PAYROLL	\$106,769.27	\$166,400.00	\$164,200.00	\$67.08	\$173,415.00	\$70.84
PAYROLL TAXES AND BENEFITS	\$21,536.58	\$33,800.00	\$32,700.00	\$13.36	\$36,180.00	\$14.78
PAYROLL PROCESSING FEES	\$12,091.88	\$19,500.00	\$19,800.00	\$8.09	\$19,800.00	\$8.09
AUDIT FEE	\$4,138.00	\$7,450.00	\$7,500.00	\$3.06	\$7,500.00	\$3.06
ACCOUNTING FEE	\$2,400.00	\$3,600.00	\$3,600.00	\$1.47	\$3,600.00	\$1.47
OFFICE SUPPLIES	\$588.22	\$900.00	\$800.00	\$0.33	\$800.00	\$0.33
COMPUTER SUPPLIES/EXPENSE	\$217.97	\$920.00	\$800.00	\$0.33	\$800.00	\$0.33
COMPUTER SOFTWARE SUPPORT	\$882.00	\$1,325.00	\$1,260.00	\$0.51	\$1,350.00	\$0.55
POSTAGE (NET)	\$764.75	\$1,610.00	\$1,900.00	\$0.78	\$1,500.00	\$0.61
LEGAL FEES/COLLECTIONS (NET)	\$93.40	\$150.00	\$250.00	\$0.10	\$150.00	\$0.06
PERMITS AND LICENSES	\$1,412.25	\$1,800.00	\$1,800.00	\$0.74	\$1,800.00	\$0.74
PRINTING	\$711.67	\$1,650.00	\$2,700.00	\$1.10	\$1,650.00	\$0.67
MILEAGE - EMPLOYEES	\$252.88	\$485.00	\$500.00	\$0.20	\$500.00	\$0.20
TRAVEL - DIRECTORS	\$3,093.51	\$8,200.00	\$8,000.00	\$3.27	\$8,000.00	\$3.27
MISCL ADMIN/GUEST ACTIVITIES	\$5,393.69	\$8,100.00	\$4,000.00	\$1.63	\$8,000.00	\$3.27
CREDIT CARD FEES	\$395.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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TOTAL ADMINISTRATIVE	\$160,741.34	\$255,890.00	\$249,810.00	\$102.05	\$265,045.00	\$108.27
OTHER EXPENSES						
HEALTH/TENNIS CLUB MMBRSHIP	\$24,422.40	\$36,634.00	\$36,634.00	\$14.96	\$36,634.00	\$14.96
MANAGEMENT FEE	\$48,960.00	\$73,440.00	\$73,440.00	\$30.00	\$73,440.00	\$30.00
FL DIVISION OF TIMESHARE FEE	\$0.00	\$4,896.00	\$4,896.00	\$2.00	\$4,896.00	\$2.00
INSURANCE	\$65,781.45	\$69,000.00	\$65,000.00	\$26.55	\$70,000.00	\$28.59
WORKMAN'S COMP INSURANCE	\$3,203.18	\$5,800.00	\$6,000.00	\$2.45	\$6,000.00	\$2.45
INCOME TAX	\$286.00	\$300.00	\$600.00	\$0.25	\$300.00	\$0.12
BEGINNING BALANCE - DEFICIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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TOTAL OTHER EXPENSES	\$142,653.03	\$190,070.00	\$186,570.00	\$76.21	\$191,270.00	\$78.13
BAD DEBT EXPENSE						
OPERATING FUND	\$0.00	\$109,350.00	\$118,800.00	\$48.53	\$109,350.00	\$44.67
REPLACEMENT RESERVE	\$0.00	\$37,200.00	\$40,975.00	\$16.74	\$37,200.00	\$15.20
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TOTAL BAD DEBT EXPENSE	\$0.00	\$146,550.00	\$159,775.00	\$65.27	\$146,550.00	\$59.87
TOTAL INCOME	\$1,187,285.97	\$1,163,855.99	\$1,141,661.20	\$466.36	\$1,181,781.27	\$482.75
TOTAL EXPENSES	\$635,094.27	\$1,120,130.00	\$1,141,655.00	\$466.36	\$1,181,780.00	\$482.75
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ENDING FUND CASH BALANCE	\$552,191.70	\$43,725.99	\$6.20	\$0.00	\$1.27	\$0.00
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BUDGET IS BASED ON 2448 TIME SHARE PERIODS OF 7 DAYS ANNUAL USE.