

FLORIDA CLUB CONDOMINIUM ASSOCIATION, INC
2009 APPROVED OPERATING BUDGET

COMMON EXPENSES

	2008 ESTIMATED AS OF 12/31/08	2008 BUDGET	2009 BUDGET ANNUAL	2009 BUDGET MONTH
<u>MANAGEMENT</u>				
SALARY & WAGES	117,900	109,300	118,460	9870
CAR ALLOWANCE	2,400	2,400	2,400	200
TEMPORARY HELP	813	2,500	813	70
MEDICAL INSURANCE	20,000	16,000	22,840	1,900
WORKERS COMP	5,130	6,000	6,000	500
<u>MAINTENANCE</u>				
GENERAL SUPPLIES	3,500	6,000	5,500	460
POOL/SPA	*Now included with Maintenance & Repairs			
GROUNDS	60,000	55,200	65,000	5,420
MAINTENANCE & REPAIRS	61,656	32,000	55,000	4,580
Building Maintenance (new budget item)		0	19,024	1,585
PEST CONTROL	9,700	11,300	9,700	808
GYM	1,500	1,800	1,500	125
EQUIPMENT RENTAL	12,000	12,000	12,000	1,000
LAKE MAINTENANCE	1,350	1,300	1,850	160
SECURITY SERVICE	9,600	9,600	9,600	800
<u>UTILITIES</u>				
ELECTRICITY	35,000	42,400	36,000	3,000
GARBAGE	18,000	18,000	18,000	1,500
CABLE	1,200	1,200	1,200	100
<u>ADMINISTRATION</u>				
INSURANCE – LIABILITY	155,000	150,250	155,000	12,920
INSURANCE – FLOOD	16,000	23,500	16,000	1,330
PROFESSIONAL FEES/ACCT	9,600	9,600	10,600	880
PROFESSIONAL FEES/LEGAL	4,000	11,800	4,000	330
PROFESSIONAL FEES/AUDIT	4,000	0	5,000	420
OFFICE EXPENSE	5,300	4,500	5,000	420
POSTAGE	3,000	3,000	3,222	270
PHONE/INTERNET	7,300	5,000	6,000	500
MUSIC/SATELLITE SERVICE	570	600	625	50
LICENSES – FEES	1,534	1,800	1,600	150
MASTER ASSOCIATION/RSA	19,500	19,500	19,500	1,630
SECURITY SERVICE/NETFAM	32,230	30,900	32,231	2,690

TAXES

PAYROLL	9,655	9,000	9,700	810
TOTAL COMMON EXPENSES	627,439	596,550	653,365	54,450
UNPAID MAINTENANCE DUES			10,929	
TOTAL EXPENDITURES FOR F/Y 2009			664,294	

ANNUAL CASH RECEIPTS FOR COMMON EXPENSES

MAINTENANCE FEES PER YEAR	644,476
KEYS & LOCKS	600
LATE FEES	6,600
INTEREST	8,000
RENTER APPLICATION FEE	4,618
TOTAL CASH RECEIPTS	664,294

COST PER UNIT OWNER

1/B 1/B =	\$158.49
2/B 1/B =	\$191.25
2/B 2/B =	\$215.44
3/B 2/B =	\$244.78
264 UNITS= \$53,790.96/MONTHLY \$644,476/ANNUALLY	
*UNIT OWNERS W/GARAGE ADDITIONAL \$10/MONTH (PER GARAGE)	

LIMITED COMMON EXPENSES

LIMITED COMMON EXPENSES – GARAGES (60)	ANNUAL	MONTH
TOTAL LIMITED COMMON EXPENSES	7,200	600
COST PER UNIT OWNER W/GARAGE PER GARAGE	120	10
ANNUAL CASH RECEIPTS FOR LIMITED COMMON EXPENSES	7,200	

RESERVES

RESERVE ITEM	ESTIMATED REMAINING USEFUL LIFE (YEARS)	ANNUAL CONTRIBUTION	MONTHLY CONTRIBUTION
ROOF	24	32,222	2,685
POOL/SPA	24	1,700	142
PAVING PARKING	24	2,947	246
EXTERIOR PAINTING	4-7	18,571	1,547
TOTAL RESERVE CONTRIBUTION		55,440	4,620

2009 FUNDING MANDATORY RESERVES \$55,440.00 Annually (Future replacement of tile roof, exterior paint, pool/spa and paving/parking.)

***The funding of the 2009 reserves will be required to be paid by the unit owner in the following manner: \$210/per unit will be required to be paid to the Association no later than December 1, 2009. (The owner has an option to pay this amount in a one-lump sum of \$210.00 or \$17.50 a month, due paid in full by December 1, 2009.)**

*Disclaimer: A budget is an estimate of projected expenses. When actual expenses or unforeseen expenses occur, the budget could change.