

**PARKSIDE AT ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
2011 APPROVED BUDGET**

ACCT NO.	INCOME	2010 Budget	2011/Yearly Budget	2011/Mthy Budget
3100	Maintenance Fees	\$ 739,784	\$ 720,430	\$ 60,036
3200	Commercial Unit Fees	\$ 74,357	\$ 71,238	\$ 5,937
3300	Late Fees/Delinquent Interest	\$ -	\$ -	\$ -
3400	Operating Interest	\$ -	\$ -	\$ -
3500	Reserve Interest	\$ -	\$ -	\$ -
3900	Other Income	\$ -	\$ -	\$ -
3901	Gasparilla	\$ -	\$ -	\$ -
3903	Master Maintenance Reimbursement	\$ 1,920	\$ 3,276	\$ 273
3905	Application Fees	\$ -	\$ -	\$ -
3910	Legal Recovery	\$ -	\$ -	\$ -
	TOTAL INCOME	\$ 816,061	\$ 794,945	\$ 66,245
	EXPENSES			
	PROFESSIONAL & ADMINISTRATIVE			
4006	Management/Bookkeeping	\$ 89,449	\$ 92,132	\$ 7,678
4012	Office Expenses	\$ 4,128	\$ 4,106	\$ 342
4036	Miscellaneous Administrative	\$ 800	\$ 1,050	\$ 88
4051	Licenses/Permits/Filings	\$ 436	\$ 436	\$ 36
4054	Division Fees	\$ 416	\$ 416	\$ 35
4058	Accounting/CPA Fees	\$ 4,500	\$ 5,000	\$ 417
4075	Professional Services	\$ -	\$ 3,000	\$ -
	Admin Sub-total	\$ 99,729	\$ 106,140	\$ 8,595
4068	Bad Debt	\$ 70,000	\$ 60,000	\$ 5,000
4076	Legal	\$ 26,390	\$ 36,000	\$ 3,000
	Sub Total	\$ 196,119	\$ 202,140	\$ 16,595
	INSURANCE			
4090	Property - 4/15/10-4/15/11	\$ 77,645	\$ 68,760	\$ 5,730
4091	Liability - 4/15/10-4/15/11	\$ 9,374	\$ 4,768	\$ 397
4092	Umbrella -4/15/10-4/15/11	\$ 3,661	\$ 3,692	\$ 308
4093	D & O - 4/15/10-4/15/11	\$ 1,216	\$ 1,176	\$ 98
4094	Flood - 4/25/10-4/25/11	\$ 9,818	\$ 10,732	\$ 894
4096	Crime Policy -4/15/10-4/15/11	\$ -	\$ 981	\$ 82
4097	Loan Fees	\$ 678	\$ 260	\$ 22
4098	Volunteer W/C 4/15/10-4/15/11	\$ 445	\$ 582	\$ 49
4099	Insurance Loan Interest	\$ 1,987	\$ 1,886	\$ 157
	Sub Total	\$ 104,824	\$ 92,837	\$ 7,736
	MAINTENANCE & GROUNDS			
5000	Bldg Maint-Repairs/Unsch	\$ 24,000	\$ 15,000	\$ 1,250
5001	Bldg Maint-Routine/Scheduled	\$ 5,794	\$ 44,120	\$ 3,677
5003	Building Supplies	\$ 20,000	\$ 14,300	\$ 1,192
5010	Elevator Maintenance/Repairs	\$ 15,983	\$ 18,007	\$ 1,501
5016	Fire Alarm/Sprinkler	\$ 5,781	\$ 7,781	\$ 648
5017	Generator	\$ 1,370	\$ 3,366	\$ 281
5023	Fire Pump/Booster Pump	\$ 898	\$ 997	\$ 83
5024	Trash Equipment	\$ -	\$ 2,950	\$ 246
5025	Addison Rooftop A/C's	\$ 3,229	\$ 12,175	\$ 1,015
5026	Common Area A/C's	\$ -	\$ 2,630	\$ 219
5030	Doorman Services	\$ 21,000	\$ 3,000	\$ 250
5035	Janitorial - Contract	\$ 15,564	\$ 16,340	\$ 1,362
5036	Window Cleaning	\$ 7,134	\$ 7,529	\$ 627
5206	Pest Control	\$ 2,808	\$ 2,948	\$ 246
5500	Grounds	\$ 300	\$ 1,200	\$ 100
5510	Pool	\$ 5,083	\$ 4,905	\$ 409
5600	Gasparilla Expense	\$ 6,693	\$ 8,674	\$ 723
5700	Master Association Fees	\$ 22,629	\$ 29,490	\$ 2,458
	Sub Total	\$ 158,266	\$ 195,412	\$ 16,284
	MAINTENANCE PAYROLL			
5800	Maint Salaries	\$ 32,858	\$ 33,500	\$ 2,792
5801	OT-Maintenance	\$ 459	\$ 237	\$ 20
5802	Misc Reimbursement	\$ 260	\$ 260	\$ 22
5803	Payroll Taxes	\$ 2,794	\$ 2,830	\$ 236
5804	Payroll Fees - ADP	\$ 1,666	\$ 1,688	\$ 141
5805	Workers Compensation	\$ 2,651	\$ 2,651	\$ 221
5820	Temporary Maint Help	\$ 300	\$ 300	\$ 25
	Sub Total	\$ 40,988	\$ 41,466	\$ 3,456
	UTILITIES			
7001	Electric	\$ 105,825	\$ 87,255	\$ 7,271
7008	Water Fire Line Fee	\$ 500	\$ 500	\$ 42
7011	Water/Sewer	\$ 4,406	\$ 4,136	\$ 345

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7012	Ista Billing Fee	\$ 2,678	\$ 3,096	\$ 258	
7018	Trash	\$ 36,036	\$ 36,036	\$ 3,003	
7020	Telephone	\$ 6,552	\$ 6,481	\$ 540	
	Sub Total	\$ 155,997	\$ 137,504	\$ 11,459	
	INCOME TAXES				
8010	Association Income Taxes	\$ 1,390	\$ 1,390	\$ 116	
	Sub Total	\$ 1,390	\$ 1,390	\$ 116	
	TOTAL OPERATING BUDGET	\$ 657,584	\$ 670,749	\$ 55,646	
ACCT. NO.	RESERVES	2010 Yrly/Budget	2011 Yrly/Budget	2011/Monthly Budget	
9100	Deferred Maintenance	\$ 4,272	\$ -	\$ -	
	Insurance Deductible	\$ -	\$ 18,500	\$ 1,542	
9121	Painting & Surfacing	\$ 79,992	\$ 2,722	\$ 227	
9140	Roof	\$ 5,144	\$ 6,344	\$ 429	
9160	Pool	\$ 4,291	\$ 6,641	\$ 357	
9190	Paving	\$ 2,648	\$ 2,647	\$ 221	
9196	Elevator	\$ 20,534	\$ 23,147	\$ 1,929	
9200	Flooring	\$ 17,437	\$ -	\$ -	
9205	Addison A/C Units	\$ 8,909	\$ 24,967	\$ 742	
9207	Common Area A/C Units	\$ 9,297	\$ 10,131	\$ 775	
9210	Machinery	\$ 5,953	\$ 29,096	\$ 496	
9499	Reserve Interest	\$ -	\$ -	\$ -	
	TOTAL RESERVES	\$ 158,477	\$ 124,196	\$ 6,717	
	TOTAL OPERATING & RESERVES	\$ 816,061	\$ 794,945	\$ 62,363	
	RETAINED REVENUE	\$ -	\$ -		
	CAPITAL ASSET REPLACEMENT	ESTIMATED LIFE YEARS	ESTIMATED REPLACE COST	ESTIMATED RESERVES 12/31/2010	2011 ESTIMATED FUNDING AMOUNT
	PAINTING & SURFACING:	VARIES	\$295,885	\$268,664	\$2,722
	ROOF:	20	\$120,609	\$28,617	\$6,344
	POOL:	VARIES	\$50,929	\$22,852	\$6,641
	PAVING:	10	\$26,510	\$14,597	\$2,647
	ELEVATOR:	30	\$681,442	\$114,337	\$23,147
	FLOORING	8	\$53,907	\$58,702	\$0
	ADDISON A/C UNITS:	10	\$137,072	\$24,720	\$24,967
	COMMON AREA A/C UNITS	varies	\$77,431	\$7,746	\$10,131
	MACHINERY:	varies	\$454,371	\$23,808	\$29,096
	INSURANCE DEDUCTIBLE	1	\$18,500	\$0	\$18,500
	DEFERRED MAINTENANCE:	3	\$12,800	\$14,307	\$0
	TOTAL RESERVES		\$1,929,456	\$578,350	\$124,196
UNIT TYPE	2010 MAINTENANCE FEE SCHEM PERCENTAGE OF OWNERSHIP	NUMBER OF UNITS	YEARLY FEE	MONTHLY FEE	TOTAL INCOME
Ivywood	0.7184%	2	\$5,175.57	\$431.30	\$10,351.14
Inman	0.7402%	2	\$5,332.62	\$444.39	\$10,665.25
Kensington	0.8961%	4	\$6,455.78	\$537.98	\$25,823.10
Jackson	0.9250%	4	\$6,663.98	\$555.33	\$26,655.92
Maryland	0.7177%	2	\$5,170.53	\$430.88	\$10,341.06
Morrison	0.7332%	2	\$5,282.19	\$440.18	\$10,564.39
Edgewood	0.8771%	4	\$6,318.89	\$526.57	\$25,275.57
Fremont	1.0033%	4	\$7,228.08	\$602.34	\$28,912.30
Chapin	0.8715%	10	\$6,278.55	\$523.21	\$62,785.49
Brevard	0.9100%	10	\$6,555.91	\$546.33	\$65,559.15
Ardson	0.9160%	10	\$6,599.14	\$549.93	\$65,991.41
Gardner	1.0477%	9	\$7,547.95	\$629.00	\$67,931.52
Harborview	1.2635%	9	\$9,102.64	\$758.55	\$81,923.72
Delaware	1.0428%	10	\$7,512.65	\$626.05	\$75,126.46
Edison	0.8820%	10	\$6,354.19	\$529.52	\$63,541.94
Fielding	1.0040%	10	\$7,233.12	\$602.76	\$72,331.19
Unit 1600	2.3112%	1	\$16,650.58	\$1,387.55	\$16,650.58
	TOTALS	103			\$720,430.20