

**PARKSIDE AT ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.**

**2012 BUDGET**

January 1, 2012 - December 31, 2012

<b>ACCT NO.</b>	<b>INCOME</b>	<b>2011 Budget</b>	<b>2011 Est. EOY</b>	<b>2012/Yearly Budget</b>	<b>2012/Mthy Budget</b>
3100	Maintenance Fees	\$ 720,430	\$ 720,432	\$ 720,430	\$ 60,036
3200	Commercial Unit Fees	\$ 71,238	\$ 71,244	\$ 70,539	\$ 5,878
3300	Late Fees/Delinquent Interest	\$ -	\$ 2,000	\$ -	\$ -
3400	Operating Interest	\$ -	\$ 350	\$ -	\$ -
3500	Reserve Interest	\$ -	\$ 5,500	\$ -	\$ -
3900	Other Income	\$ -	\$ 3,400	\$ -	\$ -
3901	Gasparilla	\$ -	\$ 6,465	\$ -	\$ -
3903	Master Maintenance Reimbursement	\$ 3,276	\$ 3,276	\$ 3,276	\$ 273
3905	Application Fees	\$ -	\$ 1,800	\$ -	\$ -
3910	Legal Recovery	\$ -	\$ 1,200	\$ -	\$ -
	<b>TOTAL INCOME</b>	<b>\$ 794,944</b>	<b>\$ 815,667</b>	<b>\$ 794,245</b>	<b>\$ 66,187</b>
	<b>EXPENSES</b>				
	<b>PROFESSIONAL &amp; ADMINISTRATIVE</b>				
4006	Management/Bookkeeping	\$ 92,132	\$ 92,136	\$ 92,136	\$ 7,678
4012	Office Expenses	\$ 4,106	\$ 4,914	\$ 4,000	\$ 333
4036	Miscellaneous Administrative	\$ 1,050	\$ 350	\$ 1,450	\$ 121
4051	Licenses/Permits/Filings	\$ 436	\$ 436	\$ 444	\$ 37
4054	Division Fees	\$ 416	\$ 416	\$ 416	\$ 35
4058	Accounting/CPA Fees	\$ 5,000	\$ 5,000	\$ 5,004	\$ 417
4075	Professional Services	\$ 3,000	\$ 4,000	\$ 4,500	\$ 375
	<b>Admin Sub-total</b>	<b>\$ 106,140</b>	<b>\$ 103,252</b>	<b>\$ 107,950</b>	<b>\$ 8,996</b>
4068	Bad Debt	\$ 60,000	\$ 60,000	\$ 34,227	\$ 2,852
4076	Legal	\$ 36,000	\$ 25,462	\$ 37,556	\$ 3,130
	<b>Sub Total</b>	<b>\$ 202,140</b>	<b>\$ 188,714</b>	<b>\$ 179,733</b>	<b>\$ 14,978</b>
	<b>INSURANCE</b>				
4090	Property	\$ 68,760	\$ 64,612	\$ 69,600	\$ 5,800
4091	Liability	\$ 4,768	\$ 4,337	\$ 4,620	\$ 385
4092	Umbrella	\$ 3,692	\$ 2,178	\$ 3,852	\$ 321
4093	D & O	\$ 1,176	\$ 1,203	\$ 1,344	\$ 112
4094	Flood	\$ 10,732	\$ 9,785	\$ 10,980	\$ 915
4096	Crime Policy	\$ 981	\$ 913	\$ 984	\$ 82
4097	Loan Fees	\$ 260	\$ 240	\$ 264	\$ 22
4098	Volunteer W/C	\$ 582	\$ 582	\$ 576	\$ 48
4099	Insurance Loan Interest	\$ 1,886	\$ -	\$ 1,886	\$ 157
	<b>Sub Total</b>	<b>\$ 92,837</b>	<b>\$ 83,850</b>	<b>\$ 94,106</b>	<b>\$ 7,842</b>
	<b>MAINTENANCE &amp; GROUNDS</b>				
5000	Bldg Maint-Repairs/Unsch	\$ 15,000	\$ 25,126	\$ 23,479	\$ 1,957
5001	Bldg Maint-Routine/Scheduled	\$ 44,120	\$ 60,000	\$ 40,853	\$ 3,404
5003	Building Supplies	\$ 14,300	\$ 15,992	\$ 17,900	\$ 1,492
5010	Elevator Maintenance/Repairs	\$ 18,007	\$ 16,023	\$ 18,000	\$ 1,500
5016	Fire Alarm/Sprinkler	\$ 7,781	\$ 5,313	\$ 7,000	\$ 583
5017	Generator	\$ 3,366	\$ 1,273	\$ 2,400	\$ 200
5023	Fire Pump/Booster Pump	\$ 997	\$ 2,144	\$ 1,200	\$ 100
5024	Trash Equipment	\$ 2,950	\$ 3,965	\$ 26,586	\$ 2,216
5025	Addison Rooftop A/C's	\$ 12,175	\$ 11,784	\$ 12,000	\$ 1,000
5026	Common Area A/C's	\$ 2,630	\$ 3,317	\$ 3,600	\$ 300
5030	Doorman Services	\$ 3,000	\$ -	\$ 3,000	\$ 250
5035	Janitorial - Contract	\$ 16,340	\$ 15,857	\$ 17,196	\$ 1,433
5036	Window Cleaning	\$ 7,529	\$ 7,300	\$ 7,524	\$ 627
5206	Pest Control	\$ 2,948	\$ 2,958	\$ 3,000	\$ 250
5500	Grounds	\$ 1,200	\$ 4,459	\$ 4,500	\$ 375
5510	Pool	\$ 4,905	\$ 4,000	\$ 11,655	\$ 971
5600	Gasparilla Expense	\$ 8,674	\$ 5,324	\$ 8,640	\$ 720

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**2012 BUDGET**

January 1, 2012 - December 31, 2012

5700	Master Association Fees	\$ 29,490	\$ 28,020	\$ 34,884	\$ 2,907
	<b>Sub Total</b>	<b>\$ 195,412</b>	<b>\$ 212,855</b>	<b>\$ 243,417</b>	<b>\$ 20,285</b>
	<b>MAINTENANCE PAYROLL</b>				
5800	Maint Salaries	\$ 33,500	\$ 33,500	\$ 34,788	\$ 2,899
5801	OT-Maintenance	\$ 237	\$ -	\$ 300	\$ 25
5802	Misc Reimbursement	\$ 260	\$ 259	\$ 264	\$ 22
5803	Payroll Taxes	\$ 2,830	\$ 2,645	\$ 3,000	\$ 250
5804	Payroll Fees - ADP	\$ 1,688	\$ 1,824	\$ 2,100	\$ 175
5805	Workers Compensation	\$ 2,651	\$ 1,668	\$ 2,100	\$ 175
5820	Temporary Maint Help	\$ 300	\$ 300	\$ 300	\$ 25
	<b>Sub Total</b>	<b>\$ 41,466</b>	<b>\$ 40,196</b>	<b>\$ 42,852</b>	<b>\$ 3,571</b>
	<b>UTILITIES</b>				
7001	Electric	\$ 87,255	\$ 70,592	\$ 72,720	\$ 6,060
7008	Water Fire Line Fee	\$ 500	\$ -	\$ 504	\$ 42
7011	Water/Sewer	\$ 4,136	\$ 4,000	\$ 4,136	\$ 345
7012	Ista Billing Fee	\$ 3,096	\$ 2,465	\$ 3,000	\$ 250
7018	Trash	\$ 36,036	\$ 33,046	\$ 36,000	\$ 3,000
7020	Telephone	\$ 6,481	\$ 6,023	\$ 5,905	\$ 492
	<b>Sub Total</b>	<b>\$ 137,504</b>	<b>\$ 116,126</b>	<b>\$ 122,265</b>	<b>\$ 10,189</b>
	<b>INCOME TAXES</b>				
8010	Association Income Taxes	\$ 1,390	\$ -	\$ -	\$ -
	<b>Sub Total</b>	<b>\$ 1,390</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL OPERATING BUDGET</b>	<b>\$ 670,749</b>	<b>\$ 641,741</b>	<b>\$ 682,373</b>	<b>\$ 56,864</b>
<b>ACCT. NO.</b>	<b>RESERVES</b>	<b>2011 Yrly/Budget</b>	<b>2011 Est. EOY</b>	<b>2012 Yrly/Budget</b>	<b>2012/Monthly Budget</b>
9100	Deferred Maintenance	\$ -	\$ -	\$ -	\$ -
	Insurance Deductible	\$ 18,500	\$ 18,504	\$ -	\$ -
9121	Painting & Surfacing	\$ 2,722	\$ 2,724	\$ 3,168	\$ 264
9140	Roof	\$ 6,344	\$ 6,348	\$ 6,344	\$ 529
9160	Pool	\$ 6,641	\$ 6,636	\$ 8,454	\$ 705
9190	Paving	\$ 2,647	\$ 2,640	\$ 2,649	\$ 221
9196	Elevator	\$ 23,147	\$ 23,148	\$ 23,147	\$ 1,929
9200	Flooring	\$ -		\$ -	\$ -
9205	Addison A/C Units	\$ 24,967	\$ 24,972	\$ 26,680	\$ 2,223
9207	Common Area A/C Units	\$ 10,131	\$ 10,128	\$ 10,788	\$ 899
9210	Machinery	\$ 29,096	\$ 29,100	\$ 30,642	\$ 2,554
9499	Reserve Interest	\$ -	\$ 5,500	\$ -	\$ -
	<b>TOTAL RESERVES</b>	<b>\$ 124,196</b>	<b>\$ 129,700</b>	<b>\$ 111,872</b>	<b>\$ 9,323</b>
	<b>TOTAL OPERATING &amp; RESERVES</b>	<b>\$ 794,945</b>	<b>\$ 771,441</b>	<b>\$ 794,245</b>	<b>\$ 66,187</b>
	<b>RETAINED REVENUE</b>	<b>\$ (1)</b>	<b>\$ 44,226</b>	<b>\$ -</b>	