

Bel Mare Condominium Association  
 Estimated Operating Budget  
 January 1, 2010 - December 31, 2010  
 124 Units

Act #		2009 Actual Jan-Sept	2009 Estimated Year End	Adopted 2009 Budget 1/1-12/31/09	Proposed 2010 1/1/10-12/31/10
4100	Maintenance Fees	782,788.47	1,043,719.04	1,043,719.04	1,091,201.63
4200	Application Fee	1,200.00	1,500.00		1,000.00
4300	Suite Rental	4,605.00	5,200.00	4,000.00	5,200.00
4310	Misc Income	617.70	650.00		
4400	Late Fees	6,087.35	6,200.00		
5025	Allowance for Unpaid Dues	-3,078.55	-179,000.00	-30,000.00	-100,000.00
4450	FPL Refund Sales Tax	10,697.98	10,698.00		
	<b>Total Income:</b>	<b>803,117.95</b>	<b>809,167.04</b>	<b>1,047,719.04</b>	<b>997,401.63</b>
		<b>Jan-Sept Actual</b>	<b>Estimated Year End</b>	<b>Adopted 2009 Budget</b>	<b>Proposed 2010 Budget</b>
	<b>General &amp; Administrative</b>				
5010	Management Contract	18,749.97	24,999.96	25,000.00	25,000.00
5020	Accounting, Legal, & Professional	22,139.38	30,000.00	15,000.00	40,000.00
5027	Master Association Dues	15,469.62	20,000.00	18,000.00	25,000.00
5030	Office Supplies	2,088.83	3,100.00	2,500.00	3,200.00
5050	License & Fees	1,327.95	1,823.00	2,000.00	2,000.00
5060	Insurance	161,520.68	211,243.00	284,000.00	220,000.00
	<b>Subtotal General and Administrative</b>	<b>221,296.43</b>	<b>291,165.96</b>	<b>344,685.00</b>	<b>315,200.00</b>
	<b>Buildings and Grounds</b>				
5110	Landscape Maintenance	24,013.55	29,040.00	42,400.00	28,980.00
5120	Landscape Material & Supplies	12,149.51	25,000.00	15,000.00	25,000.00
5125	Lake Maintenance	440.00	660.00	2,400.00	2,400.00
5130	Building Repairs	16,058.78	21,000.00	15,000.00	20,233.12
5135	Janitorial and Maintenance Supplies	5,462.47	6,000.00	5,000.00	6,000.00
5140	Tree Trimming	0.00	0.00	5,000.00	2,000.00
5150	Pest Control	4,094.48	5,150.00	8,000.00	4,225.00
5160	Pool/Spa/Fountain Maintenance	13,327.62	22,000.00	30,000.00	15,000.00
5170	Entry Access System	549.00	750.00	1,500.00	1,000.00
5180	Equipment Service Contracts	1,160.00	1,500.00	5,000.00	5,000.00
5185	Common Area A/C	7,627.17	11,200.00	15,000.00	15,000.00
5190	Elevators	23,924.69	31,200.00	32,000.00	30,000.00
5210	Window Cleaning	5,650.00	9,550.00	20,000.00	9,578.84
5310	Fire Alarm System	12,659.77	13,500.00	11,000.00	14,000.00
	<b>Subtotal Buildings and Grounds</b>	<b>127,127.04</b>	<b>176,550.00</b>	<b>207,300.00</b>	<b>178,417.96</b>
	<b>Utilities</b>				
5310	Electric	81,970.96	100,000.00	130,000.00	110,000.00
5320	Water & Sewer	21,341.65	29,000.00	35,000.00	35,000.00
5340	Phone	12,416.96	16,000.00	14,000.00	16,000.00
5350	Gas	32,827.06	42,000.00	65,000.00	45,000.00
5360	Cable TV	16,384.32	22,500.00	25,000.00	25,000.00
5370	Trash Service	5,030.69	7,500.00	10,000.00	10,000.00
	<b>Subtotal Utilities</b>	<b>169,971.64</b>	<b>217,800.00</b>	<b>282,000.00</b>	<b>241,000.00</b>
	<b>Staffing</b>				
5410	Onsite Personal	122,855.92	158,000.00	177,000.00	167,000.00
5420	Uniforms	62.50	150.00	500.00	500.00
	<b>TOTAL EXPENSES BEFORE RESERVES</b>	<b>122,918.42</b>	<b>158,150.00</b>	<b>159,000.00</b>	<b>167,500.00</b>
	Reserve Contribution	7,064.28	9,419.04	9,419.04	48,283.67
	Capital Project Safety Requirements				47,000.00
	<b>TOTAL EXPENSES</b>	<b>641,313.53</b>	<b>843,665.96</b>	<b>992,985.00</b>	<b>997,401.63</b>
	<b>Income Loss Expense:</b>	<b>161,804.42</b>	<b>45,581.08</b>	<b>0.00</b>	<b>0.00</b>
	<b>Current Fee 2009</b>	<b>2,104.27</b>			
	<b>Proposed Fee Full Funding</b>	<b>192.10</b>			
	<b>Proposed Operating Fee</b>	<b>2,007.90</b>			
	<b>Proposed Fee with Full Funding</b>	<b>2,200.00</b>			
	<b>% Increase 2010 Budget</b>	<b>4.55%</b>			