

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

Act #		2010		2010	Adopted	Proposed	Revised 2011
		Actual	Estimated	2010 Budget	2010 Budget	2011	proposed
		Jan-Sept	Year End	1/1-12/31/10	1/1-12/31/10	1/1/11-12/31/11	budget
4100	Maintenance Fees	818,400.00	1,091,201.00	1,091,201.63	1,126,201.63		1091200
4200	Application Fee	2,437.00	2,700.00	1,000.00	1,000.00		1000
4300	Suite Rental	3,794.00	5,500.00	5,200.00	5,200.00		5200
4310	Misc Income	4,216.00	5,621.00				
4400	Late Fees	4,482.00	5,976.00				
5025	Allowance for Unpaid Dues	-66,000.00	-88,000.00	-100,000.00	-100,000.00		-100000
4450	TECO Refund	2,664.00	2,664.00				
	Total Income:	769,993.00	1,025,662.00	997,401.63	1,032,401.63		997400
		Jan-Sept	Estimated	Adopted	Proposed		
	General & Administrative	Actual	Year End	2010 Budget	2011 Budget		
5010	Management Contract	18,750.00	25,000.00	25,000.00	25,000.00		25000
5020	Accounting, Legal, & Professional	31,465.00	42,000.00	40,000.00	40,000.00		45000
5027	Master Association Dues	11,765.00	15,700.00	25,000.00	25,000.00		15500
5030	Office Supplies	3,277.00	4,380.00	3,200.00	3,200.00		4000
5050	License & Fees	1,635.00	2,000.00	2,000.00	2,000.00		2000
5060	Insurance	150,187.00	201,000.00	220,000.00	220,000.00		210,000.00
	Subtotal General and Administrative	217,079.00	290,080.00	315,200.00	315,200.00		301,500.00
	Buildings and Grounds						
5110	Landscape Maintenance	20,026.00	28,837.00	28,980.00	28,980.00		28,980.00
5120	Landscape Material & Supplies	5,732.00	25,000.00	25,000.00	25,000.00		25,000.00
5125	Lake Maintenance	880.00	1,320.00	2,400.00	2,400.00		2,000.00
5130	Building Repairs	28,332.00	37,776.00	20,233.12	20,233.12		30,000.00
5135	Janitorial and Maintenance Supplies	11,547.00	15,396.00	6,000.00	6,000.00		10,000.00
5140	Tree Trimming	0.00	0.00	2,000.00	2,000.00		2,000.00
5150	Pest Control	3,166.00	4,224.00	4,225.00	4,225.00		4,225.00
5160	Pool/Spa/Fountain Maintenance	15,823.00	21,096.00	15,000.00	15,000.00		20,000.00
5170	Entry Access System	3,826.00	5,100.00	1,000.00	1,000.00		3,000.00
5180	Equipment Service Contracts	2,496.00	3,324.00	5,000.00	5,000.00		3,000.00
5185	Common Area A/C	9,241.00	9,300.00	15,000.00	15,000.00		12,000.00
5190	Elevators	24,024.00	27,540.00	30,000.00	30,000.00		28,000.00
5210	Window Cleaning	4,290.00	8,580.00	14,000.00	9,579.84		9,000.00
5310	Fire Alarm System	6,182.00	8,244.00	9,579.84	14,000.00		12,000.00
	Subtotal Buildings and Grounds	135,565.00	195,737.00	178,417.96	178,417.96		189,205.00
	Utilities						
5310	Electric	71,582.00	102,420.00	110,000.00	110,000.00		110,000.00
5320	Water & Sewer	16,813.00	22,416.00	35,000.00	35,000.00		30,000.00
5340	Phone	11,909.00	15,888.00	16,000.00	16,000.00		16,000.00
5350	Gas	17,360.00	23,148.00	45,000.00	45,000.00		40,000.00
5360	Cable TV	23,217.00	35,000.00	25,000.00	60,000.00		40,000.00
5370	Trash Service	6,954.00	9,000.00	10,000.00	10,000.00		10,000.00
	Subtotal Utilities	147,835.00	207,872.00	241,000.00	276,000.00		246,000.00
	Staffing						
5410	Onsite Personal	133,005.00	176,400.00	167,000.00	167,000.00		60,000.00
5411	Cleaning		0.00				45,000.00
5412	Wackenhut		0.00				70,000.00
5420	Uniforms	0.00	150.00	500.00	500.00		500.00
		133,005.00	176,550.00	167,500.00	167,500.00		175,500.00
	TOTAL EXPENSES BEFORE RESERVES			902,117.96	937,117.96		921,705.00
	Reserve Contribution	36,213.00	48,283.00	48,283.67	48,283.67		48,284.00
	Capital Project Safety Requirements	7,437.00	47,000.00	47,000.00	47,000.00		36,911.00
	TOTAL EXPENSES	677,134.00	965,522.00	997,401.63	1,032,401.63		997,400.00
	Special Items		26,000.00				
	Income Less Expense:	92,859.00	34,140.00	0.00	0.00		0.00
	Current Fee 2010	2,200.00					2,200.00
	Proposed Fee Full Funding	192.10					
	Proposed Operating Fee	2,007.90					
	Proposed Fee with Full Funding	2,200.00					2200
	% Increase 2011 Budget	0.00%					0%