

**GASPARILLA CONDOMINIUM ASSOCIATION
2011 APPROVED OPERATING BUDGET**

Approved: 12/10/2010

2011
APPROVED
BUDGET

MONTHLY ASSESSMENTS

MAINTENANCE	265
RESERVE	85
TOTAL	\$350

INCOME

NOTES

2100 - Maintenance Fees	187,620
2110 - Reserve	60,180
2210 - Sales & Lease Fees	500
2220 - Other Misc. Income	30
2230 - Interest Income/Bank	0
2240 - Interest Income/Owners	0
2241 - Late Fees	
2250 - Carryover	

TOTAL INCOME 248,331

EXPENSES

ADMINISTRATION:

3100 - Management	9,690	2% increase
3200 - Prof. Fees - Legal	500	
3300 - Prof. Fees - Acctg.	400	Tax Return Only
3400 - Postage, Copies, etc.	3,000	
3500 - Taxes - State/Federal	2,500	
3700 - Fees, Dues, etc.	425	CAI, DBPR +DEERCREEK
3750 - Fees to the Division	62	
3775 - Interest	0	
3800 - Contingency	5,000	
Total Administration	<u>21,577</u>	

BUILDING

4110 - Bldg. Maintenance Repairs	7,500	Formerly Building Contract
4130 - Bldg. Supplies	5,000	Formerly Building Maint./ Repairs
4210 - Cabana Cleaning Contract	2,500	
4230 - Cabana Supplies & Repair	150	
4240 - Fire Prevention	0	Money money to come from 2010 surplus
4300 - Carryover Expenses	0	Money money to come from 2010 surplus
Total Building	<u>15,150</u>	

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GROUNDS

5110 - Grounds Maint. Contract	24,000	Per letter dated 7/30/10
5130 - Grounds Supplies/Repairs	3,000	
5131 - Landscape Supplies/Repairs	2,000	Includes tree replacement
5210 - Tree Care/Removal	3,000	
5310 - Pest Control	8,250	
5410 - Irrigation Contract	4,800	8/11/10 per Pam - no increase for 2011
5430 - Irr. Supplies/Repairs	2,000	
5510 - Pond Maintenance	1,500	
5530 - Pond Supplies/Repairs	800	
Total Grounds	<u>49,350</u>	

INSURANCE

6100 - Flood	20,992	8% increase on Flood - ok'd by Dan Danaher
6200 - Package Policy	37,984	10% increase on Wind Only
Total Insurance	<u>58,975</u>	

POOL

7110 - Pool Service Contract	3,840	Per ltr 8/4/10 - increase \$5.00 p/m to \$320.
7130 - Pool Supplies/Repairs/	325	
7135 - Pool Permit	400	
7140 - Pool Heater	185	
Total Pool	<u>4,750</u>	

UTILITIES

8100 - Cable	25,381	5% increase estimate per Comcast
8200 - Electric	9,929	Assumes 3% increase
8300 - Water	608	Assumes 3% increase
8410 - Lift Station Contract	900	
8430 - Lift Sation Supplies/Repair	1,000	
Total Utilities	<u>37,818</u>	

EXPENSES

187,620

9100 - Reserve Contribution 60,180

TOTAL EXPENSES 247,801

GASPARILLA CONDOMINIUM APPROVED RESERVE BUDGET
JANUARY 1, 2011 THROUGH DECEMBER 31, 2011

ACCT #	ASSET	YEAR COMP.	EST USEFUL LIFE	EST REM LIFE	EST REP COST	12/31/09 BALANCE	2010 CONTRIB	ADJMTS (Funds Spent)	ADJMTS FM 2009 CO	EST 12/31/10 BALANCE	ADJMTS	ADJMTS FM 2010 CO	EST ADJ. 12/31/2010 BALANCE	2011 RESERVE CONTRIB.
Approved: 01/25/2011														
2710	Pool													
	Deck/Pavers	2007	20	16	15,600	21,504	5,462	0	1,416	28,382	(28,000)	0	382	951
	Equip	2007	15	11	8,000	6,881	0	0	1,416	8,297	(8,000)	0	297	700
	Surface/Tiles	2007	12	8	6,120	1,461	0	0	1,416	2,877	(2,000)	0	877	655
	Cabana-Interior - NEW	2007	20	16	17,000	0	0	0	0	0	0	0	0	1,063
	Aluminum Fence - NEW	2007	25	21	11,040	0	0	0	0	0	0	0	0	526
	Total Pool				57,760	29,846	5,462	0	4,248	39,556	(38,000)	0	1,556	3,895
2715	Gutters/Downspouts -NEW													
			20	13	24,776	0	0	0	0	0	0	0	0	1,906
2720	Roofs													
	Units 101, 102	2002	30.50	14	8,845	1,450	147	0	361	1,958	0	0	1,958	492
	Units 103, 104, 105	2002	45.75	14	13,268	3,102	154	0	762	4,018	0	0	4,018	661
	Units 106, 107	2002	30.50	14	8,845	1,450	147	0	361	1,958	0	0	1,958	492
	Units 108, 109, 110, 111, 112	2002	76.26	14	22,115	3,868	367	0	963	5,197	0	0	5,197	1,208
	Units 113, 114	2002	30.50	14	8,845	1,450	147	0	361	1,958	0	0	1,958	492
	Units 115, 116	2002	30.50	14	8,845	1,450	147	0	361	1,958	0	0	1,958	492
	Units 117, 118, 119, 120, 121	2002	76.25	14	22,113	3,868	366	0	963	5,197	0	0	5,197	1,208
	Units 122, 123	2002	30.50	14	8,845	1,450	147	0	361	1,958	0	0	1,958	492
	Units 124, 125, 126, 127	2002	61.00	14	17,690	3,394	293	0	843	4,520	0	0	4,520	941
	Units 128, 129	2002	30.50	14	8,845	1,450	147	0	361	1,958	0	0	1,958	492
	Units 130, 131	2002	30.50	14	8,845	1,450	147	0	361	1,958	0	0	1,958	492
	Units 132, 133, 134, 135, 136	2004	76.25	12	22,113	3,868	366	0	963	5,197	0	0	5,197	1,410
	Units 137, 138, 139	2004	45.75	12	13,268	3,102	220	0	762	4,084	0	0	4,084	765
	Units 140, 141	2004	30.50	12	8,845	1,450	147	0	361	1,958	0	0	1,958	574
	Units 142, 143, 144, 145, 146	2004	76.25	12	22,113	3,868	366	0	963	5,197	0	0	5,197	1,410
	Units 147, 148, 149, 150, 151	2004	76.25	12	22,113	3,868	366	0	963	5,197	0	0	5,197	1,410
	Units 152, 153, 154, 155, 156	2004	76.25	12	22,113	3,868	366	0	963	5,197	0	0	5,197	1,410
	Units 157, 158, 159	2004	45.75	12	13,268	3,102	220	0	762	4,084	0	0	4,084	765
	Pool Cabana	2007	20.25	17	533,606	48,345	4,422	0	12,036	64,803	(1,000)	0	63,803	15,535
2730	Painting													
				2	92,700	51,139	5,202	0	3,540	59,881	30,000	0	89,881	1,821
2740	Roads													
	Paving		8050											
	Sealcoating/Crack Repair/ Patch		8050											
	Total Roads													
				2	92,575	36,950	520	0	1,416	38,886	12,000	0	50,886	20,845
				3	9,258	0	0	0	0	0	0	0	0	3,086
				3	101,833	36,950	520	0	1,416	38,886	12,000	0	50,886	23,930
2750	Insurance Deductible													
				4	110,000	84,929	2,514	0	6,844	94,287	0	2,671	96,958	3,261
2760	Fence													
	Vinyl													
	Wood-Privacy													
				17	28,600	719	260	0	333	1,312	(1,000)	0	312	1,664
				1	31,660	0	0	0	375	375	24,500	0	24,875	6,805

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JANUARY 1, 2011 THROUGH DECEMBER 31, 2011**

ACCT #	ASSET	YEAR COMP.	EST USEFUL LIFE	EST REM LIFE	EST REP COST	12/31/09 BALANCE	2010 CONTRIB	ADJMTS (Funds Spent)	ADJMTS FIM 2009 CO	EST 12/31/10 BALANCE	ADJMTS 23,500	ADJMTS FIM 2010 CO	EST ADJ. 12/31/2010 BALANCE	2011 RESERVE CONTRIB.
	Total Fence				60,280	719	260	0	708	1,687	23,500	0	25,187	8,469
2770	Irrigation			40	55,000	46,992	2,861	36,170	7,788	21,471	(21,000)	0	471	1,363
2775	Lift Station			1	20,000	0	0	0	0	0	20,000	0	20,000	0
	Interest					7,386	0	2,300		0	0	0	0	0
					\$1,809,433	\$306,306	\$21,240	\$38,470	\$36,560	\$320,570	\$22,000	\$2,671	\$348,742	\$60,180
Notes:														
1) Estimated Life and Replacement Costs are per the Reserve Study per Reserve Study.														
2) Inflation factor is 3%														
							RESERVE MONTHLY PAYMENT		85.00					