

GASPARILLA CONDOMINIUM ASSOCIATION
2012 APPROVED OPERATING BUDGET
Approved: December 10th, 2011

2012
APPROVED
BUDGET

MONTHLY ASSESSMENTS		
MAINTENANCE		262
RESERVE		101
	TOTAL	363

INCOME		NOTES
2100 - Maintenance Fees	185,808	
2110 - Reserve	71,796	
2210 - Sales & Lease Fees	500	
2220 - Other Misc. Income	0	
2230 - Interest Income/Bank	0	
2240 - Interest Income/Owners	0	
2241 - Late Fees	0	
2250 - Carryover	3,801	
	TOTAL INCOME	<u>257,604</u>

EXPENSES		
ADMINISTRATION:		
3100 - Management	9,884	2% increase
3200 - Prof. Fees - Legal	300	
3300 - Prof. Fees - Acctg.	2,600	Tax Return Only
3400 - Postage, Copies, etc.	1,500	
3500 - Taxes - State/Federal	2,500	
3700 - Fees, Dues, etc.	275	CAI, DBPR
3750 - Fees to the Division	62	
3775 - Interest	0	
3800 - Contingency	500	
3900 - Bank Fees	0	
	Total Administration	<u>17,621</u>

BUILDING		
4110 - Bldg. Maintenance Repairs	10,000	Formerly Building Contract
4130 - Bldg. Supplies	5,000	Formerly Building Maint./ Repairs
4210 - Cabana Cleaning Contract	2,500	
4230 - Cabana Supplies & Repair	300	
4240 - Fire Prevention	0	
4300 - Carryover Expenses	0	
	Total Building	<u>17,800</u>

GROUNDS		
5110 - Grounds Maint. Contract	24,000	7/18/11 No incr for 2012 per Tonya
5130 - Grounds Supplies/Repairs	3,000	
5131 - Landscape Supplies/Repairs	2,000	Includes tree replacement
5210 - Tree Care/Removal	3,000	
5310 - Pest Control	5,400	Power Spray Only
5311 - Termite Inspection - NEW	2,900	Previously with Pest Control
5410 - Irrigation Contract	4,800	07/18/11 per Pam - no increase for 2012
5430 - Irr. Supplies/Repairs	2,000	
5510 - Pond Maintenance	1,704	Per Lake Doctor - 7/25/11 Incr to \$142 p/m
5530 - Pond Supplies/Repairs	800	
	Total Grounds	<u>49,604</u>

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INSURANCE		
6100 - Flood	27,623	14% based on 2011 increase
6200 - Package Policy	35,214	10% increase
Total Insurance	<u>62,838</u>	
POOL		
7110 - Pool Service Contract	3,840	Per ltr 8/4/10 - increase \$5.00 p/m to \$320.
7130 - Pool Supplies/Repairs/	500	
7135 - Pool Permit	400	
7140 - Pool Heater	300	Contract - \$185 + repairs
Total Pool	<u>5,040</u>	
UTILITIES		
8100 - Cable	20,872	Per comcast 08/08/11
8200 - Electric	9,384	Assumes 3% increase
8300 - Water	749	Assumes 3% increase
8410 - Lift Station Contract	900	
8430 - Lift Sation Supplies/Repair	1,000	
Total Utilities	<u>32,906</u>	
EXPENSES	<u>185,808</u>	
9100 - Reserve Contribution	71,796	
TOTAL EXPENSES	<u><u>257,604</u></u>	

GASPARILLA CONDOMINIUM APPROVED RESERVE BUDGET													
JANUARY 1, 2012 THROUGH DECEMBER 31, 2012													
ACCT #	ASSET	YEAR COMP.	EST USEFUL LIFE	EST REM LIFE	EST REP COST	12/31/10 BALANCE	2011 CONTRIB	ADJMTS (Funds Spent)	EST ADJ. 12/31/2011 BALANCE	AMT. NEEDED TO FULLY FUND	2012 RESERVE CONTRIB.		
2710	Pool												
	Deck/Pavers	2007	20	15	16,068	28,382	951	13,265	16,068	0	0		
	Equip	2007	15	10	8,240	8,297	700	8,997	0	0	0		
	Surface/Tiles	2007	12	7	6,304	2,877	655	0	3,532	396	396		
	Cabana-Interior	2007	20	15	17,510	0	1,063	0	1,063	1,096	1,096		
	Aluminum Fence	2007	25	20	11,371	0	526	0	526	542	542		
	Total Pool				59,493	39,556	3,895	0	21,189	2,035	2,035		
2715	Gutters/Downspouts		20	12	24,776	0	1,906	0	1,906	1,906	1,906		
2720	Roofs												
	Sq Ft												
	Units 101, 102	2002	20	13	8,845	1,958	492	0	2,450	492	492		
	Units 103, 104, 105	2002	20	13	13,268	4,018	661	0	4,679	661	661		
	Units 106, 107	2002	20	13	8,845	1,958	492	0	2,450	492	492		
	Units 108, 109, 110, 111, 112	2002	20	13	22,115	5,197	1,208	0	6,405	1,208	1,208		
	Units 113, 114	2002	20	13	8,845	1,958	492	0	2,450	492	492		
	Units 115, 116	2002	20	13	8,845	1,958	492	0	2,450	492	492		
	Units 117, 118, 119, 120, 121	2002	20	13	22,113	5,197	1,208	0	6,405	1,208	1,208		
	Units 122, 123	2002	20	13	8,845	1,958	492	0	2,450	492	492		
	Units 124, 125, 126, 127	2002	20	13	17,690	4,520	941	0	5,461	941	941		
	Units 128, 129	2002	20	13	8,845	1,958	492	0	2,450	492	492		
	Units 130, 131	2002	20	13	8,845	1,958	492	0	2,450	492	492		
	Units 132, 133, 134, 135, 136	2004	20	11	22,113	5,197	1,410	0	6,607	1,410	1,410		
	Units 137, 138, 139	2004	20	11	13,268	4,084	765	0	4,849	765	765		
	Units 140, 141	2004	20	11	8,845	1,958	574	0	2,532	574	574		
	Units 142, 143, 144, 145, 146	2004	20	11	22,113	5,197	1,410	0	6,607	1,410	1,410		
	Units 147, 148, 149, 150, 151	2004	20	11	22,113	5,197	1,410	0	6,607	1,410	1,410		
	Units 152, 153, 154, 155, 156	2004	20	11	22,113	5,197	1,410	0	6,607	1,410	1,410		
	Units 157, 158, 159	2004	20	11	13,268	4,084	765	0	4,849	765	765		
	Pool Cabana	2007	20	16	5,873	1,250	331	0	1,581	268	268		
					533,606	64,802	15,537	0	80,339	15,473	15,473		
2730	Painting		7	7	92,700	59,881	1,821	24,660	37,042	7,951	7,951		

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2740	Roads											
	Paving	8050		1	70,000	38,886	20,845	0	59,731	10,269	10,269	
	Sealcoating/Crack Repair/ Patch	8050		2	9,258	0	3,086	0	3,086	3,086	3,086	
	Total Roads				79,258	38,886	23,931	0	62,817	13,355	13,355	
2750	Insurance Deductible			3	110,000	94,287	3,261	0	97,548	4,151	4,151	
2760	Fence											
	Vinyl			16	28,600	1,312	1,664	0	2,976	1,602	1,602	
	Wood-Privacy			1	31,680	375	6,805	0	7,180	24,500	24,500	
	Total Fence				60,280	1,687	8,469	0	10,156	26,102	26,102	
2770	Irrigation			39	55,000	21,471	1,360	0	22,831	825	825	
2775	Lift Station			1	20,000	0	0	7,262	12,738	12,738	0	
	Interest					9,704				0	0	
					\$1,767,748	\$330,274	\$60,180	\$24,660	\$346,566	\$84,534	\$71,796	
Notes:												
1) Estimated Life and Replacement Costs are per the Reserve Study per Reserve Study.												
2) Inflation factor is 3%												
						RESERVE MONTHLY PAYMENT			\$101			