

Sanibel Arms West - 2019 Proposed Budget

Revised 02/03/18							
ACCOUNT NUMBER		DESCRIPTION	RENTAL PROGRAM	ASSOCIATION	2019 Proposed Budget	2018 Budget	Variance
		REVENUE					
	4001	Condo Fees (\$460.00)		\$ 574,080.00	\$ 574,080.00	\$ 574,080.00	\$ -
	4006	Insurance Assessment		\$ 312,000.00	\$ 312,000.00	\$ 250,870.00	\$ 61,130.00
	4025	Commissions (10.5%)	\$ 567,000.00		\$ 567,000.00	\$ 572,250.00	\$ (5,250.00)
		Misc Income	\$ 40,720.00		\$ 40,720.00	\$ 40,720.00	\$ -
		TOTAL REVENUE	\$ 607,720.00	\$ 886,080.00	\$ 1,493,800.00	\$ 1,437,920.00	\$ 55,880.00
		EXPENSES					
	6006	5006 Annual Meeting	\$ 1,200.00	\$ 1,200.00	\$ 2,400.00	\$ 2,900.00	\$ (500.00)
	6000	Travel/Office Allowance	\$ 4,200.00		\$ 4,200.00	\$ 4,200.00	\$ -
	6005	Advertising	\$ 68,000.00		\$ 68,000.00	\$ 68,000.00	\$ -
	6010	T/A Commissions	\$ 70,500.00		\$ 70,500.00	\$ 70,500.00	\$ -
	6015	5007 Audit	\$ 4,500.00	\$ 4,500.00	\$ 9,000.00	\$ 8,500.00	\$ 500.00
	6016	Bad Debt	\$ -		\$ -	\$ -	\$ -
	6020	Board Expense	\$ 27,000.00		\$ 27,000.00	\$ 21,000.00	\$ 6,000.00
		5000 CATV		\$ 105,000.00	\$ 105,000.00	\$ 102,762.24	\$ 2,237.76
	6030	5005 Accounting	\$ 9,420.00	\$ 9,420.00	\$ 18,840.00	\$ 18,036.00	\$ 804.00
	6035	5010 Computer Support	\$ 10,344.20	\$ 3,000.00	\$ 13,344.20	\$ 12,496.02	\$ 848.18
	6040	FRS Software Upgrades	\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ -
	6045	Depreciation	\$ 800.00		\$ 800.00	\$ 600.00	\$ -
	6050	5015 Dues & Sub.	\$ 2,000.00	\$ 661.25	\$ 2,661.25	\$ 2,661.25	\$ -
	6055,60	5020 Employee Insurance	\$ 68,000.00	\$ 10,232.52	\$ 78,232.52	\$ 92,281.04	\$ (14,048.52)
		5030 Pool Furniture/Beach Chairs		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
	6061	IRA Contribution	\$ 9,000.00		\$ 9,000.00	\$ 10,000.00	\$ (1,000.00)
	6065	Laundry/Pool Gas & Propane	\$ 2,400.00		\$ 2,400.00	\$ 2,400.00	\$ -
	6080	5025 Legal	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ -
	6085	5035 Office	\$ 12,000.00	\$ 1,800.00	\$ 13,800.00	\$ 13,500.00	\$ 300.00
	6095	5040 Payroll Tax	\$ 17,000.00	\$ 3,182.40	\$ 20,182.40	\$ 20,962.87	\$ (780.47)
	6090	Temporary Help	\$ 3,600.00		\$ 3,600.00	\$ 6,000.00	\$ (2,400.00)
	6100	5045 Postage	\$ 1,800.00	\$ 1,200.00	\$ 3,000.00	\$ 3,000.00	\$ -
	6105	Credit Card Charges	\$ 3,600.00		\$ 3,600.00	\$ -	\$ 3,600.00
		5050 Copier Lease	\$ -	\$ 4,200.00	\$ 4,200.00	\$ 4,500.00	\$ (300.00)
	6110	CPA Charges	\$ 5,160.00		\$ 5,160.00	\$ 3,600.00	\$ 1,560.00
		Repairs			\$ -	\$ -	\$ -
	6120,15,17	5055 Salary for Employees	\$ 218,538.96	\$ 41,600.00	\$ 260,138.96	\$ 271,528.12	\$ (11,389.16)
	6125	5060 Telephone	\$ 24,000.00	\$ 600.00	\$ 24,600.00	\$ 30,600.00	\$ (6,000.00)
	6130	Travel Decals	\$ 3,700.00		\$ 3,700.00	\$ 3,365.00	\$ 335.00
		SUB-ADMINISTRATION	\$ 573,063.16	\$ 192,596.17	\$ 765,659.33	\$ 785,892.54	\$ (20,233.21)
		UTILITIES					
	7000	Electric		\$ 8,400.00	\$ 8,400.00	\$ 8,400.00	\$ -
	7005	Disposal		\$ 25,200.00	\$ 25,200.00	\$ 25,200.00	\$ -
	7010	Sewer		\$ 43,359.60	\$ 43,359.60	\$ 75,363.20	\$ (32,003.60)
	7015	Water		\$ 61,200.00	\$ 61,200.00	\$ 61,200.00	\$ -
		SUB-UTILITIES	\$ -	\$ 138,159.60	\$ 138,159.60	\$ 170,163.20	\$ (32,003.60)
		MAINTENANCE					
	7100	Grounds Contract Labor		\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ -
	7101	Beach Clean-Up		\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ -
	7105	Landscaping		\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	\$ -
	7110	Supplies		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -
	7115	Pest Control		\$ 16,500.00	\$ 16,500.00	\$ 16,500.00	\$ -
	7120	Sprinklers		\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
	7125	Tennis Courts		\$ -	\$ -	\$ -	\$ -
	7130	Utility Cart		\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00
		SUB-GROUNDS	\$ -	\$ 92,200.00	\$ 92,200.00	\$ 90,700.00	\$ 1,500.00
		POOL					
	7200	Pool Contract Labor		\$ 8,160.00	\$ 8,160.00	\$ 8,160.00	\$ -
	7205	Electric / Propane		\$ 7,500.00	\$ 7,500.00	\$ 5,000.00	\$ 2,500.00
	7210	Repairs		\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 500.00
	7215	Screening		\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00
		SUB-POOL	\$ -	\$ 19,660.00	\$ 19,660.00	\$ 16,160.00	\$ 3,500.00

7300	Building Lighting		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
7305	Plumbing		\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
7310	Rodent Control		\$ 1,476.00	\$ 1,476.00	\$ 1,476.00	\$ -
7315	Pest Control		\$ 4,552.60	\$ 4,552.60	\$ 4,552.60	\$ 0.00
7320	Fire Maint		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
7325	Repairs (Owner Chargeback)		\$ -	\$ -	\$ -	\$ -
7330	Repairs		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00
7335	Steel Maint		\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -
7340	River Rock		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
7345	Roof Maint		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
7350	A/C Maint		\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ -
7351	Steam Cleaning		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
7355	Maint Manager		\$ 61,800.00	\$ 61,800.00	\$ 60,100.00	\$ 1,700.00
7360	Payroll Tax		\$ 4,727.70	\$ 4,727.70	\$ 4,597.65	\$ 130.05
7365	Insurance		\$ 13,525.00	\$ 13,525.00	\$ 13,174.00	\$ 351.00
	SUB-BUILDING	\$ -	\$ 120,081.30	\$ 120,081.30	\$ 117,900.25	\$ 2,181.05
7400	Flood Insurance		\$ 149,000.00	\$ 149,000.00	\$ 123,000.00	\$ 26,000.00
8360	Insurance Package		\$ 153,000.00	\$ 153,000.00	\$ 118,870.00	\$ 34,130.00
7410	Workmen's Comp		\$ 10,000.00	\$ 10,000.00	\$ 9,000.00	\$ 1,000.00
	SUB-INSURANCE	\$ -	\$ 312,000.00	\$ 312,000.00	\$ 250,870.00	\$ 61,130.00
8405	Capital Expense		\$ 40,000.00	\$ 40,000.00	\$ -	\$ 40,000.00
8406	Contingency (By-Laws 7.1)	\$ -	\$ 6,039.77	\$ 6,039.77	\$ 6,234.01	\$ (194.24)
	SUB-OTHER EXPENSES	\$ -	\$ 46,039.77	\$ 46,039.77	\$ 6,234.01	\$ 39,805.76
	TOTAL REVENUE	\$ 607,720.00	\$ 896,080.00	\$ 1,493,800.00	\$ 1,437,920.00	\$ 55,880.00
	TOTAL EXPENSES	\$ 573,083.16	\$ 920,736.84	\$ 1,493,800.00	\$ 1,437,920.00	\$ 55,880.00
	PROFIT (LOSS)	\$ 34,656.84	\$ (34,656.84)	\$ -	\$ -	\$ (0.00)
				\$ (0.00)		