



**APPROVED FULLY FUNDED 2020 BUDGET FOR THE PERIOD:  
JANUARY 1, 2020 to DECEMBER 31, 2020**

Account#	Description	2019 Budget	2019 9 Months	Annualized	Budget vs 12 Months	2020 Budget	Quarterly Funding	Monthly Funding
<b>EXPENSE:</b>								
30860	Accounting Fees	25,000	18,295	24,393	(607)	27,000	6,750	2,250
30860.5	Advertising	200	0	0	(200)	200	50	17
30862	Annual Audit (Comp Rev)	4,000	3,500	4,667	667	4,000	1,000	333
30921.2	Appraisal / Reserve Study	2,000	0	0	(2,000)	2,000	500	167
30805	Bank Service Chg	100	0	0	(100)	100	25	8
30899	Building R/M	35,000	16,498	21,997	(13,003)	30,000	7,500	2,500
30802	Bad Debt Expense	1,000	0	0	(1,000)	1,000	250	83
30961	Cable TV	131,000	103,909	138,545	7,545	165,000	41,250	13,750
30898.8	Carpet Cleaning	200	0	0	(200)	200	50	17
30901	Cleaning Supplies	1,500	2,297	3,063	1,563	1,500	375	125
30901.2	Cleaning Services	8,000	6,433	8,577	577	8,000	2,000	667
41875	Commercial Expense-Misc	0	438	584	584	0	0	0
41899	Commercial Repairs & Maint	3,000	11,758	15,677	12,677	8,000	2,000	667
30804	Computer Backup	600	506	675	75	600	150	50
30806	Copier-Rep & Maint	3,000	494	659	(2,341)	3,000	750	250
30913.6	Diesel Fuel-Generators	500	419	559	59	500	125	42
30810.1	Dues / Subscriptions	300	64	85	(215)	300	75	25
30951	Electricity	55,000	35,085	46,780	(8,220)	50,000	12,500	4,167
30905.3	Elevator Repairs	0	2,100	2,800	2,800	0	0	0
30905	Elevator Ser Contracts	37,000	26,520	35,360	(1,640)	27,000	6,750	2,250
30877.5	Employee Benefits (miles)	1,000	41	54	(946)	1,000	250	83
30874.3	Engineering Services	5,000	0	0	(5,000)	5,000	1,250	417
30899.4	Equipment & Tools	3,000	1,855	2,474	(526)	3,000	750	250
30899.8	Equipment Rental	1,500	471	628	(872)	1,500	375	125
30913.3	Fire Bldg-R/M Fire Extinguisher	2,500	890	1,187	(1,313)	2,500	625	208
30913.4	Fire Supr-Rep & Maint	0	0	0	0	0	0	0
30913.5	Generator R/M	0	0	0	0	0	0	0
30885	Grounds Maint Contract	33,000	28,743	38,324	5,324	33,000	8,250	2,750
30885.6	Grounds-Landscaping	2,000	1,000	1,333	(667)	2,000	500	167
30885.3	Grounds-Rep & Maint	25,000	12,932	17,243	(7,757)	20,000	5,000	1,667
30936	Hurricane Clean Up	1,000	0	0	(1,000)	1,000	250	83
30923	Insurance-Flood	155,000	109,228	145,637	(9,363)	170,000	42,500	14,167
30921	Insurance-Gen Liability	30,000	20,857	27,810	(2,190)	35,000	8,750	2,917
30921.4	Insurance-Health	6,000	4,792	6,389	0	8,000	0	0
30921.1	Insurance-Windstorm	110,000	80,176	106,902	(3,098)	130,000	32,500	10,833
30921.3	Insurance-Worker Comp	10,000	6,995	9,327	(673)	10,000	2,500	833
30897	Irrigation R/M	6,000	355	473	(5,527)	6,000	1,500	500
30900.6	Laundry Rooms/Eqmt	13,000	10,371	13,828	828	14,050	3,513	1,171
30873.3	Legal	15,000	10,663	14,218	(782)	15,000	3,750	1,250
30879.3	Licenses / Permits	2,000	625	833	(1,167)	2,000	500	167
30933.3	Misc. Vehicle Repairs	500	306	408	(92)	500	125	42
30874	Office Supplies	5,000	5,494	7,326	2,326	7,000	1,750	583
30877.4	Payroll-Administration	7,500	5,979	7,971	471	9,000	2,250	750
30877.2	Payroll-Maintenance	115,000	85,380	113,840	(1,160)	120,000	30,000	10,000
30877.1	Payroll-Office	110,000	78,406	104,541	(5,459)	115,000	28,750	9,583
30877.3	Payroll-Taxes	25,000	14,711	19,615	(5,385)	28,000	7,000	2,333
30887	Pest Control-Grounds	1,000	693	924	(76)	1,000	250	83
30903	Pest Control-Interior	2,000	154	206	(1,794)	2,000	500	167
30931	Pond Maintenance	2,000	1,972	2,629	629	2,500	625	208
30928.4	Pool Heater R/M	0	313	417	417	0	0	0
30928	Pool R/M-CHEMICALS	3,000	10,200	13,600	10,600	5,000	1,250	417
30928.5	Pool Service	23,000	18,500	24,667	0	23,000	5,750	1,917
30814	Postage	3,000	1,541	2,055	(945)	3,000	750	250
30816	Printing / Copying	700	2,480	3,307	2,607	700	175	58

**THE BEACH & TENNIS CLUB**  
**APPROVED FULLY FUNDED EXPENSE BUDGET FOR THE PERIOD:**  
**JANUARY 1, 2020 to DECEMBER 31, 2020**

Account#	Description	2019 Budget	2019 9 Months	Annualized	Budget vs 12 Months	2020 Budget	Quarterly Funding	Monthly Funding
30938.1	Propane Fuel	13,000	7,297	9,729	(3,271)	13,000	3,250	1,083
41625	Sales & Use Tax	0	0	0	0	200	50	17
30899.2	Stairs/Rails R/M	0	0	0	0	0	0	0
30933.1	Security Expense	400	0	0	(400)	400	100	33
30810	Seminars / Cont Ed	200	0	0	(200)	200	50	17
30964	Social Expense	200	0	0	(200)	200	50	17
41899	Depreciation Expense	0	4,691	6,255	6,255	6,000	1,500	500
30879.1	Taxes	500	65	87	(413)	500	125	42
30955	Telephone	6,000	1,687	2,250	(3,750)	6,000	1,500	500
30937.1	Tennis Area-Rep & Maint	2,500	2,518	3,357	857	2,500	625	208
30904	Termite Contract	750	0	0	(750)	750	188	63
30957	Trash Removal	35,000	24,898	33,197	(1,803)	36,000	9,000	3,000
30895	Tree Trimming	8,500	3,165	4,220	(4,280)	8,500	2,125	708
30953	Water & Sewer	150,000	127,822	170,429	20,429	180,000	45,000	15,000
30819	Website Maintenance	4,000	0	0	(4,000)	1,000	250	83
<b>TOTALS:</b>		<u>1,247,150</u>	<u>916,583</u>	<u>1,222,111</u>	<u>(27,095)</u>	<u>1,359,400</u>	<u>337,850</u>	<u>112,617</u>
	Less miscellaneous income:	<u>265,043</u>				<u>304,300</u>		
		<u>982,107</u>				<u>1,055,100</u>		
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**THE BEACH & TENNIS CLUB**  
**APPROVED FULLY FUNDED INCOME BUDGET FOR THE PERIOD:**  
**JANUARY 1, 2020 to DECEMBER 31, 2020**

Account#	Description	2019	2019	Budget vs	2020	Quarterly	Monthly	2020	
		Budget	9 Months	Annualized	12 Months	Budget	Funding	Funding	Budget
<b>INCOME:</b>									
30601.1	Maintenance Fee-Bldg 1	173,387		173,387	0	183,271	45,818	15,273	
30601.2	Maintenance Fee-Bldg 2	173,387		173,387	0	183,271	45,818	15,273	
30601.3	Maintenance Fee-Bldg 3	148,233		148,233	0	156,682	39,171	13,057	
30601.4	Maintenance Fee-Bldg 4	148,233		148,233	0	156,682	39,171	13,057	
30601.5	Maintenance Fee-Bldg 5	199,640		199,640	0	211,020	52,755	17,585	
30601.6	Maint Fee-Bldg 1, Tier 5	26,253		26,253	0	27,749	6,937	2,312	
30601.7	Maint Fee-Bldg 2, Tier 5	26,253		26,253	0	27,749	6,937	2,312	
30601.8	Maint Fee-Bldg 3, Tier 5	26,193		26,193	0	27,686	6,921	2,307	
30601.9	Maint Fee-Bldg 4, Tier 5	26,193		26,193	0	27,686	6,921	2,307	
30601.81	Maint Fee-Bldg 3, Tier 6	25,215		25,215	0	26,652	6,663	2,221	
30601.91	Maint Fee-Bldg 4, Tier 6	25,215		25,215	0	26,652	6,663	2,221	
40602.1	Reserve Fee-Bldg 1	100,228		100,228	0	98,302	86,493	28,831	
40602.2	Reserve Fee-Bldg 2	102,470		102,470	0	107,280	83,525	27,842	
40602.3	Reserve Fee-Bldg 3	101,902		101,902	0	96,597	77,920	25,973	
40602.4	Reserve Fee-Bldg 4	96,436		96,436	0	96,324	70,584	23,528	
40602.5	Reserve Fee-Bldg 5	95,282		95,282	0	93,210	81,139	27,046	
30611	Miscellaneous Income	1,500	43,621	58,162	56,662	1,500	375	125	1,500
30608	Interest-Operating Acct	500	41	54	(446)	50	13	4	50
30610	Late Fee Income	1,500	1,209	1,612	112	1,500	375	125	1,500
30611.5	Laundry	35,000	26,000	34,667	(333)	35,000	8,750	2,917	35,000
41616	Commercial Rent	59,000	34,690	46,253	(12,747)	78,000	19,500	6,500	78,000
41628	Income: Tennis Courts	8,800	6,566	8,755	(45)	9,000	2,250	750	9,000
30611.6	Marina Area Income	16,000	13,340	17,787	1,787	13,000	3,250	1,083	13,000
30611.7	Storage Lkr/Bike Fees	26,400	27,533	36,711	10,311	27,000	6,750	2,250	27,000
41626	Commercial-Util-Electric	9,000	3,890	5,187	(3,813)	4,000	1,000	333	4,000
41627	Commercial-Util-Wtr/Swr	1,000	1,118	1,491	491	1,000	250	83	1,000
41603.1	Microwave Antenna, Roof	88,000	70,084	93,446	5,446	119,000	29,750	9,917	119,000
41625	Sales Tax Coll Allowance	250	140	186	(64)	250	63	21	250
40609	Interest-Reserve Accounts	2,000	15,501	20,668	18,668	15,000	3,750	1,250	15,000
41608	Interest Income-Commercial	0	10	13	13	0	0	0	0
<b>TOTALS:</b>		<b>1,743,470</b>	<b>243,743</b>	<b>1,819,510</b>	<b>76,040</b>	<b>1,851,114</b>	<b>739,511</b>	<b>246,504</b>	<b>304,300</b>

# THE BEACH & TENNIS CLUB

## APPROVED FULLY FUNDED 2020 RESERVE SCHEDULE

RESERVE ITEM	Estimated Life	Estimated	Est. Remaining	Est. Reserve	Add'l Reserves	Annual Funding	Monthly	
Acct#	(When new)	Replacement Cost	Life (Years)	12/31/19	Required	in 2020	Funding	
<b>Bldg #1</b>	<b>Roof -Bldg #1</b> Acct# 40800	20	123,673	4	76,195	47,478	11,870	989
	<b>Painting-Bldg #1</b>							
40805	-Exterior Painting-B1	7	200,000	8	68,284	131,716	16,465	1,372
40884	-Waterproof Lanais-B1	30	124,425	24	38,799	85,626	3,568	297
40877	-Railings & Screens - B1	40	239,242	34	62,289	176,953	5,205	434
	<b>Mechanical-Bldg #1</b>							
40815	-Water Pump/Panel-B1	25	9,695	20	582	9,113	456	38
40820	-Generator Rplc/Rep-B1	40	54,886	27	12,044	42,842	1,587	132
40825	-Fire Pump-Rpr/Rpl-B1	40	26,107	4	9,091	17,016	4,254	355
40830	-Fire Syst Modernize-B1	30	56,880	19	11,697	45,183	2,378	198
40835	-Trash Chute Rooms-B1	40	30,200	28	(124)	30,324	1,083	90
40889	-Stairwells-B1	20	10,000	13	5,025	4,975	383	32
40900	<b>General Expense Fund-B# 1</b>	10	5,000	5	(436)	5,436	1,087	91
	<b>Elevators-Bldg #1</b>							
40840	-Elevator System-B1	30	27,300	14	(12,683)	39,983	2,856	238
	<b>Subtotal Bldg 1:</b>		907,408		270,763	636,645	51,190	4,266
<b>Bldg #2</b>	<b>Roof -Bldg #2</b> Acct# 40801	20	123,873	4	73,675	50,198	12,550	1,046
	<b>Painting-Bldg #2</b>							
40806	-Exterior Painting-B2	7	200,000	8	13,577	186,423	23,303	1,942
40885	-Waterproof Lanais-B2	30	124,425	24	49,699	74,726	3,114	259
40878	-Railings & Screens -B2	40	239,242	34	66,918	172,324	5,068	422
	<b>Mechanical-Bldg #2</b>							
40816	-Water Pump/Panel-B2	25	9,695	13	1,098	8,597	661	55
40821	-Generator Rplc/Rep-B2	40	54,886	0	54,764	122	122	10
40826	-Fire Pump-Rpr/Rpl-B2	40	26,107	4	3,492	22,615	5,654	471
40831	-Fire Syst Modernize-B2	30	56,880	19	11,246	45,634	2,402	200
40836	-Trash Chute Rooms-B2	40	30,200	28	(69)	30,269	1,081	90
40890	-Stairwells-B2	20	10,000	13	4,473	5,527	425	35
40901	<b>General Expense Fund-B# 2</b>	10	5,000	7	(17,265)	22,265	3,181	265
	<b>Elevators-Bldg #2</b>							
40841	-Elevator System-B2	30	27,300	14	(9,207)	36,507	2,608	217
	<b>Subtotal Bldg 2:</b>		907,608		252,401	655,207	60,168	5,014
<b>Bldg #3</b>	<b>Roof -Bldg #3</b> Acct# 40802	20	119,232	4	83,572	35,660	8,915	743
	<b>Painting-Bldg #3</b>							
40807	-Exterior Painting-B3	7	100,000	2	61,060	38,940	19,470	1,623
40886	-Waterproof Lanais-B3	30	124,425	24	11,493	112,932	4,706	392
40879	-Railings & Screens -B3	40	239,242	34	66,053	173,189	5,094	424
	<b>Mechanical-Bldg #3</b>							
40817	-Water Pump/Panel-B3	25	9,695	14	1,524	8,171	584	49
40822	-Generator Rplc/Rep-B3	40	54,886	40	(3,504)	58,390	1,460	122
40827	-Fire Pump-Rpr/Rpl-B3	40	24,734	36	(12,851)	37,585	1,044	87
40832	-Fire Syst Modernize-B3	40	56,880	19	3,285	53,595	2,821	235
40837	-Trash Chute Rooms-B3	40	30,200	28	(64)	30,264	1,081	90
40891	-Stairwells-B3	20	10,000	13	3,964	6,036	464	39
40902	<b>General Expense Fund-B#3</b>	10	5,000	5	(1,848)	6,848	1,370	114
	<b>Elevators-Bldg #3</b>							
40842	-Elevator System-B3	30	27,300	14	(7,384)	34,684	2,477	206
	<b>Subtotal Bldg 3:</b>		801,594		205,300	596,294	49,485	3,381
<b>Bldg #4</b>	<b>Roof -Bldg #4</b> Acct# BR 803	20	119,232	19	15,677	103,555	5,450	454
	<b>Painting-Bldg #4</b>							
40808	-Exterior Painting-B4	7	100,000	2	58,565	41,435	20,718	1,726
40887	-Waterproof Lanais-B4	30	124,425	24	37,066	87,359	3,640	303
40880	-Railings & Screens -B4	40	239,242	34	65,965	173,277	5,096	425
	<b>Mechanical-Bldg #4</b>							
40818	-Water Pump/Panel-B4	25	9,695	14	655	9,040	646	54
40823	-Generator Rplc/Rep-B4	40	54,886	0	48,393	6,493	6,493	541
40828	-Fire Pump-Rpr/Rpl-B4	40	24,734	36	(4,224)	28,958	804	67
40833	-Fire Syst Modernize-B4	30	56,880	19	7,930	48,950	2,576	215
40838	-Trash Chute Rooms-B4	40	30,200	28	1,884	28,316	1,011	84
40892	-Stairwells-B4	20	10,000	13	3,974	6,026	464	39
40903	<b>General Expense Fund-B# 4</b>	10	5,000	5	(26)	5,026	1,005	84
	<b>Elevators-Bldg #4</b>							
40843	-Elevator System-B4	30	27,300	14	8,988	18,312	1,308	109
	<b>Subtotal Bldg 4:</b>		682,362		244,848	453,192	49,212	3,647

## THE BEACH & TENNIS CLUB APPROVED FULLY FUNDED 2020 RESERVE SCHEDULE

RESERVE ITEM	Estimated Life (When new)	Estimated Replacement Cost	Est. Remaining Life (Years)	Est. Reserve Balance 12/31/19	Add'l Reserves Required	Annual Funding in 2020	Monthly Funding
<b>Bldg #5</b>							
Acct#							
40804	<b>Roof -Bldg #5</b>	20	119,232	4	86,160	33,072	8,268
	<b>Painting-Bldg #5</b>						
40809	-Exterior Painting-B5	7	80,000	2	60,209	19,791	825
40888	-Waterproof Lanais-B5	30	124,425	24	23,138	101,287	4,220
40881	-Railings & Screens -B5	40	239,242	34	65,634	173,608	5,106
	<b>Mechanical-Bldg #5</b>						
40819	-Water Pump/Panel-B5	25	9,695	14	(710)	10,405	743
40824	-Generator Rplc/Rep-B5	30	54,886	1	48,295	6,591	6,591
40829	-Fire Pump-Rpr/Rpl-B5	40	24,734	8	7,460	17,274	2,159
40834	-Fire Syst Modernize-B5	30	56,880	18	9,399	47,481	2,638
40839	-Trash Chute Rooms-Stairwells-B5	40	30,200	28	(872)	31,072	1,110
40904	<b>General Expense Fund B# 5</b>	10	5,000	5	(9,359)	14,359	2,872
	<b>Elevators-Bldg #5</b>						
40844	-Elevator System-B5	30	27,300	14	(7,624)	34,924	2,495
	<b>Subtotal Bldg 5:</b>		<b>771,594</b>		<b>281,730</b>	<b>489,864</b>	<b>46,097</b>
	<b>Common Reserves</b>						
40846	Elevator Modernization	30	813,900	9	(45,465)	859,365	95,485
40871	Insurance Deductible	10	150,000	7	5,378	144,622	20,660
40845	Landscaping - Perimeter Lights	30	296,000	30	(245,302)	541,302	18,043
40848	Irrigation System / Pumps	20	20,000	20	10,416	9,584	479
40847	Entrance Sign	20	43,900	4	27,854	16,046	4,012
40849	Pavement Overlay-Pavers	50	1,000,000	47	(135,621)	1,135,621	24,162
40850	Asphalt Sealcoat	10	34,713	3	16,860	17,853	5,951
40851	Pool #1 Replacement	40	200,000	36	5,516	194,484	5,402
40852	Pool #2 Replacement	40	200,000	35	(32,853)	232,853	6,653
40853	Pool #1 Resurface	10	18,900	7	4,584	14,316	2,045
40854	Pool #2 Resurface	10	18,900	7	7,056	11,844	1,692
40855	Pool #1 Decking	40	15,000	36	1,140	13,860	385
40856	Pool #2 Decking	40	15,000	35	2,280	12,720	363
40857	Pool #1 Furniture	10	20,000	9	2,026	17,974	1,997
40858	Pool #2 Furniture	10	20,000	9	1,849	18,151	2,017
40859	Pool #1 Heaters	20	20,000	17	630	19,370	1,139
40860	Pool #2 Heaters	20	25,000	16	(9,346)	34,346	2,147
	<b>Marina Area</b>						
40865	-Seawall & Dock Restore	50	250,000	34	60,060	189,940	5,586
40883	-- Piling Replacement	30	16,648	4	11,224	5,424	1,356
	<b>Tennis Courts</b>						
40869	-Tennis Crt Fence/Gates	25	58,310	9	16,431	41,879	4,653
40876	-Roof - Tennis Bldgs	10	75,000	9	62,640	15,672	1,741
	<b>Commercial / Lobby</b>						
40872	-Lobby	20	10,000	13	1,172	8,828	679
40873	-Lobby Roof	24	30,000	9	20,579	9,421	1,047
40874	-Lobby Skylights	24	8,507	10	5,405	3,102	310
40882	-Car Port - Roof B3	20	33,183	9	13,331	19,852	2,206
40861	-Restaurant - Roof	14	12,242	13	9,887	2,355	181
40862	-Restaurant - Patio Roof-Tiki	10	8,727	9	4,016	4,711	523
40863	-Restaurant - Vent/Equipment	40	34,600	8	18,034	16,566	2,071
40867	-Commercial A/C Units	10	60,000	4	37,265	22,735	5,684
40875	-Hurricane Shutters-1st Flr	25	89,390	19	22,250	67,140	3,534
40895	Golf Cart R/M-Replacement	10	40,000	4	(2,893)	42,893	10,723
40899	Recreational Facilities	40	50,000	37	(26,799)	76,799	2,076
40905	Miscellaneous	20	10,000	15	1,609	8,391	559
	<b>Subtotal:</b>		<b>3,697,920</b>		<b>(128,787)</b>	<b>3,830,019</b>	<b>235,563</b>
	<b>TOTAL RESERVES:</b>		<b>7,768,486</b>		<b>1,126,255</b>	<b>6,661,220</b>	<b>491,714</b>