

**VILLA TOWERS
2018 ADOPTED BUDGET**

Account	Account Number	2016 Budget Ending 2016	Projected 2016 (Actual)	2017 Budget Ending 2017	Projected 2017 (Actual)	Proposed 2018 Budget Ending 2018
REVENUES						
Maintenance Fees Income	4110-00	\$327,349	\$327,349	\$327,349	327,349.00	327,349.00
Rental Income	4130-00	\$11,400	\$11,400	\$11,400	\$11,200	\$11,400
Other Income	4150-00	\$1,500	\$300	\$300	\$795	\$800
TOTAL YEARLY REVENUES		\$340,249	\$339,049	\$339,049	\$339,344	\$339,549
ASSETS						
Carry Over Cash on Hand		\$38,710	\$45,767	\$0	\$45,000	\$50,000
Excess Special Assessments		\$0	\$0	\$0	\$5,064	\$5,064
ADMINISTRATIVE :						
Legal	6272-00	\$922	\$950	\$500	\$450	\$450
Bank Service Charges	6120-00	\$230	\$100	\$100	\$200	\$200
Accounting	6060-00	\$4,738	\$9,300	\$9,300	\$5,600	\$6,000
General Insurance	6240-00	\$75,454	\$79,170	\$86,400	\$80,000	\$66,000
Flood Insurance	6248-00					\$14,000
Office Expense	6300-00	\$1,645	\$2,100	\$2,200	\$1,359	\$1,500
Taxes, Fees & Licenses	6500-00	\$274	\$250	\$250	\$270	\$300
TOTAL ADMINISTRATIVE		\$83,263	\$91,870	\$98,750	\$87,879	\$88,450
UTILITIES						
Electric FPL	6220-00	\$13,200	\$10,000	\$10,500	\$10,714	\$11,000
Water/Irrigation	6656-00	\$1,900	\$3,400	\$3,500	\$6,415	\$4,800
Water/Sewer/Trash	6655-00	\$32,550	\$30,675	\$31,600	\$32,404	\$33,000
Natural Gas	6215-00	\$9,810	\$12,000	\$12,500	\$14,453	\$14,000
Telephone Expense	6520-00	\$5,231	\$3,550	\$4,200	\$4,724	\$4,500
Cable TV	6145-00	\$28,536	\$28,331	\$29,750	\$29,487	\$30,400
TOTAL UTILITIES		\$91,227	\$87,956	\$92,050	\$98,197	\$97,700
GENERAL MAINTENANCE/SUPPLIES						
General Maintenance & Supplies	6295-00	\$3,739	\$4,000	\$4,000	\$6,500	\$7,000
TOTAL GENERAL MAINT./SUPPLIES		\$3,739	\$4,000	\$4,000	\$6,500	\$7,000

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CONTRACT SERVICES:						
Fire Pump System	6291-00	\$609	\$600	\$600	\$580	\$600
Fire Extinguisher (added to fire alarm-life safety 2018)		\$853	\$1,147	\$1,000	\$0	\$0
Electric Repairs (added to general maintenance 2018)		\$499	\$485	\$500	\$0	\$0
A/C Inspection	6294-00	\$630	\$343	\$500	\$263	\$300
Lock Smith (added to general maintenance 2018)		\$613	\$1,530	\$1,000	\$0	\$0
Entry Gate (Reserve Item)		\$563	\$630	\$650	\$0	\$0
Backflow Preventers	6298-00	\$792	\$1,148	\$1,000	\$150	\$150
Generator System (Inspections Only Reserve)	6299-00	\$688	\$0	\$700	\$700	\$700
Domestic Water Pumps	6301-00	\$320	\$425	\$400	\$400	\$400
Drinking Water	6302-00	\$381	\$200	\$200	\$521	\$550
Water Heater (Inspections Only Reserve)	6303-00	\$154	\$0	\$100	\$416	\$416
Sprinkler System	6304-00	\$1,811	\$1,800	\$1,800	\$1,800	\$1,800
Clean Dryer Ducts	6266-00	\$420	\$520	\$520	\$520	\$520
Reserve Study	6286-00	\$900	\$900	\$900	\$900	\$1,200
Sewer Cleaning & Plumbing	6347-00	\$1,575	\$1,500	\$1,500	\$2,392	\$1,600
Janitorial Services	6265-00	\$23,947	\$22,000	\$28,000	\$27,400	\$28,000
Fire Alarm & Extinguishers (Reserve Item)	6110-00	\$5,404	\$2,300	\$2,400	\$3,767	\$3,000
Landscaping Service	6275-00	\$20,277	\$15,000	\$17,000	\$14,000	\$15,000
Pest Control	6325-00	\$672	\$860	\$700	\$450	\$500
Pool Maintenance	6345-00	\$4,364	\$4,000	\$4,100	\$5,022	\$4,500
Beach Service	6135-00	\$1,281	\$800	\$1,300	\$1,325	\$1,325
Washer / Dryer replacement	6320-00	\$200	\$0	\$0	\$0	\$0
Elevator Maintenance (Monthly inspections)	6210-00	\$10,532	\$9,800	\$10,100	\$9,840	\$10,200
TOTAL CONTRACT SERVICES:		\$77,485	\$65,988	\$74,970	\$70,446	\$70,761
TOTAL EXPENSES		\$255,714	\$249,814	\$269,770	\$263,022	\$263,911
Budget Increase (0%)						

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RESERVES FUNDING	Estimated Cost	Estimated Remaining Life	Balance @ end 2016	2017 Budget Amount	Balance @ end 2017	2018 Budget Amount
ROOFING account 8225-00	\$79,431	0 to 4	\$46,125	\$14,000	\$52,994	\$15,000
PAINTING account 8224-00	\$168,342	1 to 10	\$86,560	\$20,000	\$104,958	\$10,000
PAVING account 8223-00	\$57,515	1 to 16	\$5,208	\$3,000	\$6,879	\$3,000
ELEVATOR account 8222-00	\$470,000	0 to 21	\$69,782	\$10,000	\$79,975	\$5,000
RESTORATION account 8221-00	\$845,908	1 to 28	\$18,506	\$22,279	\$28,572	\$42,638
TOTALS	\$1,621,196		\$226,181	\$69,279	\$273,378	\$75,638
TOTAL EXPENSES & RESERVES 2017/2018			\$475,995	\$339,049	\$536,400	\$339,549
YEARLY MAINTENANCE ASSESSMENTS	\$327,349					
TOTAL MONTHLY ASSESSMENTS						
30 UNIT	\$610					
29 UNIT	\$335					
28 UNIT	\$577					
27 UNIT	\$577					