

**VILLA TOWERS
2019 ADOPTED BUDGET**

Account	Account Number	Ending 2016	Ending 2017	Proposed 2018 Budget	Ending 2018	Proposed 2019 Budget
REVENUES						
Maintenance Fees Income	4110-00	\$327,349	327,349.00	327,349.00	327,349.00	327,349.00
Rental Income	4130-00	\$11,400	\$11,200	\$11,400	\$11,400	\$11,400
Other Income	4150-00	\$300	\$795	\$800	\$1,402	\$800
TOTAL YEARLY REVENUES		\$339,049	\$339,344	\$339,549	\$340,151	\$339,549
ASSESTS						
Cash on Hand		\$45,767	\$56,171	\$50,000	\$61,907	\$50,000
Excess Special Assessments		\$0	\$5,064	\$5,064	\$1,683	\$0
ADMINISTRATIVE :						
Legal	6272-00	\$950	\$450	\$450	\$650	\$650
Bank Service Charges	6120-00	\$100	\$200	\$200	\$0	\$300
Accounting	6060-00	\$9,300	\$5,600	\$6,000	\$8,100	\$8,000
General Liability/Flood Insurance	6240-00	\$79,170	\$80,000	\$80,000	\$57,052	\$66,000
Office Expense	6300-00	\$2,100	\$1,359	\$1,500	\$1,070	\$1,500
Taxes, Fees & Licenses	6500-00	\$250	\$270	\$300	\$890	\$900
TOTAL ADMINISTRATIVE		\$91,870	\$87,879	\$88,450	\$67,762	\$77,350
UTILITIES						
Electric FPL	6220-00	\$10,000	\$10,714	\$11,000	\$12,000	\$12,000
Water/Irrigation	6656-00	\$3,400	\$6,415	\$4,800	\$7,960	\$8,000
Water/Sewer/Trash	6655-00	\$30,675	\$32,404	\$33,000	\$35,000	\$35,000
Natural Gas	6215-00	\$12,000	\$14,453	\$14,000	\$14,000	\$14,000
Telephone Expense	6520-00	\$3,550	\$4,724	\$4,500	\$4,954	\$0
Cable TV, Telephone, Internet	6145-00	\$28,331	\$29,487	\$30,400	\$35,000	\$36,800
TOTAL UTILITIES		\$87,956	\$98,197	\$97,700	\$108,914	\$105,800
GENERAL MAINTENANCE/SUPPLIES						
General Maintenance & Supplies	6295-00	\$4,000	\$6,500	\$7,000	\$5,600	\$6,500
TOTAL GENERAL MAINT./SUPPLIES		\$4,000	\$6,500	\$7,000	\$5,600	\$6,500

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CONTRACT SERVICES:						
Fire Pump System (Inspection Only Reserve)	6291-00	\$600	\$580	\$600	\$600	\$600
A/C Inspection (Inspection Only Reserve)	6294-00	\$343	\$263	\$300	\$300	\$300
Backflow Preventers	6298-00	\$1,148	\$150	\$150	\$1,010	\$1,000
Generator System (Inspections Only Reserve)	6299-00	\$0	\$700	\$700	\$800	\$800
Domestic Water Pump (Inspect. Only Reserve)	6301-00	\$425	\$400	\$400	\$0	\$400
Drinking Water	6302-00	\$200	\$521	\$550	\$383	\$400
Water Heater (Inspections Only Reserve)	6303-00	\$0	\$416	\$416	\$355	\$400
Lawn Sprinkler System (Inspect & Repair)	6304-00	\$1,800	\$1,800	\$1,800	\$2,554	\$2,000
Clean Dryer Ducts	6266-00	\$520	\$520	\$520	\$420	\$500
Reserve Study	6286-00	\$900	\$900	\$1,200	\$2,300	\$900
Sewer Cleaning & Plumbing	6347-00	\$1,500	\$2,392	\$1,600	\$300	\$1,000
Janitorial Services	6265-00	\$22,000	\$27,400	\$28,000	\$28,610	\$29,500
Fire Alarm & Exist.. (ELSS)Monitor "Reserve"	6110-00	\$2,300	\$2,400	\$3,000	\$6,036	\$2,000
Landscaping Service	6275-00	\$15,000	\$14,000	\$15,000	\$13,226	\$14,000
Pest Control	6325-00	\$860	\$450	\$500	\$450	\$450
Pool Maintenance	6345-00	\$4,000	\$5,022	\$4,500	\$4,022	\$4,200
Beach Service	6135-00	\$800	\$1,325	\$1,325	\$1,135	\$1,200
Elevator Maintenance (Monthly inspections)	6210-00	\$9,800	\$9,840	\$10,200	\$14,000	\$10,000
TOTAL CONTRACT SERVICES:		\$62,196	\$69,079	\$70,761	\$76,501	\$69,650
TOTAL EXPENSES		\$246,022	\$261,655	\$263,911	\$258,777	\$259,300
Budget decrease from previous year budget						

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RESERVES FUNDING	Estimated Cost	Estimated Remaining Life	Balance @ end 2017	2018 Budget Amount	Balance @ end 2018	2019 Budget Amount
ROOFING account 8225-00	\$79,431	0 to 3	\$52,994	\$15,000	\$67,994	\$5,000
PAINTING account 8224-00	\$168,342	1 to 9	\$104,958	\$10,000	\$104,763	\$5,000
PAVING account 8223-00	\$57,515	1 to 15	\$6,879	\$3,000	\$10,104	\$2,000
ELEVATOR account 8222-00	\$470,000	0 to 20	\$79,975	\$5,000	\$80,677	\$5,000
RESTORATION account 8221-00	\$845,908	1 to 27	\$28,572	\$42,638	\$30,697	\$63,249
TOTALS	\$1,621,196		\$273,378	\$75,638	\$294,235	\$80,249
TOTAL EXPENSES & RESERVES 2018/2019				\$339,549		\$339,549
YEARLY MAINTENANCE ASSESSMENTS	\$327,349					
TOTAL MONTHLY ASSESSMENTS						
30 UNIT	\$610					
29 UNIT	\$335					
28 UNIT	\$577					
27 UNIT	\$577					