

**VILLA TOWERS
2021 APPROVED BUDGET**

Confidential

Account	Sub-Account	Actual Ending 2018	Actual Ending 2019	Estimated Ending Balance 2020	2020 Budget	Proposed 2021 Budget
ASSETS:						
Cash on Hand		\$ 45,706.90	\$ 40,668.39	\$ 21,313.72	\$ 36,000.00	\$ 21,368.72
Excess Special Assessments		1,157.81	1,375.35	3,896.00	-	3,896.00
REVENUE AND EXPENSES:						
4110 REVENUES:						
	4110.01 Maintenance Fees Income	\$ 329,358.00	\$ 327,469.00	\$ 343,980.00	\$ 343,980.00	\$ 367,224.00
	4110.02 Rental Income	11,400.00	11,400.00	13,050.00	13,200.00	13,800.00
	4110.03 Key Income	467.20	100.00	50.00	-	50.00
	4110.04 Background Check	850.00	100.00	250.00	-	300.00
	Special Assessment - Hurricane Willma	197.00	-	-	-	-
	Other Income	469.00	650.00	150.00	800.00	450.00
TOTAL REVENUES		342,741.20	339,719.00	357,480.00	357,980.00	381,824.00
EXPENSES:						
6200 ADMINISTRATIVE :						
	6200.01 Legal	381.70	850.00	525.00	500.00	600.00
	6200.02 Bank Service Charges	(42.15)	371.15	560.00	400.00	560.00
	6200.03 Accounting	7,146.47	6,780.78	13,400.00	5,000.00	7,200.00
	6200.04 General Liability/Flood Insurance	63,010.82	68,199.44	88,011.57	82,000.00	102,000.00
	6200.05 Office Expense	1,147.75	2,592.75	2,000.00	2,000.00	2,000.00
	6200.06 Taxes, Fees & Licenses	1,304.25	469.25	461.45	900.00	500.00
	6200.07 Interest Expense	-	220.97	-	-	-
	6200.08 Meeting Expense	-	-	100.00	-	-
TOTAL 6200 ADMINISTRATIVE		72,948.84	79,484.34	105,058.02	90,800.00	112,860.00
6220 UTILITIES:						
	6220.01 Electric FPL	10,679.93	11,842.96	12,000.00	12,000.00	12,500.00
	6220.02 Irrigation water	10,589.01	8,256.05	4,000.00	10,000.00	3,600.00
	6220.03 Natural Gas	13,585.75	14,173.87	13,800.00	14,500.00	13,800.00
	6220.04 Comcast Telephone & Internet	6,095.76	588.53	2,760.00	2,760.00	2,900.00
	6220.05 Comcast Cable TV	34,409.99	32,492.23	34,800.00	34,040.00	36,300.00
	6220.06 Water/Sewer/Trash	35,134.76	40,700.57	43,200.00	37,700.00	41,500.00
TOTAL 6220 UTILITIES		110,495.20	108,054.21	110,560.00	111,000.00	110,600.00
6295 MAINTENANCE/SUPPLIES:						
	6295.01 Maintenance	9,336.45	7,613.98	3,000.00	9,000.00	7,400.00
	6295.02 Equipment	425.00	-	800.00	-	800.00
	6295.03 Electrical Repairs	120.00	-	-	-	-
	6295.04 Locksmith Expense	1,494.07	321.26	400.00	-	800.00
TOTAL 6295 MAINT./SUPPLIES		11,375.52	7,935.24	4,200.00	9,000.00	9,000.00
6291 CONTRACT SERVICES:						

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	6291.01 Fire Pump System (Inspection Only)	-	580.00	580.00	600.00	600.00
	6291.02 A/C Inspection (Inspect Only)	-	685.00	365.00	300.00	400.00
	6291.03 Backflow Preventers	1,010.10	170.00	800.00	200.00	800.00
	6291.04 Generator System (Inspect Only)	654.88	-	1,109.00	900.00	1,200.00
	6291.05 Domestic Water Pump (Inspect. Only)	-	-	425.00	400.00	500.00
	6291.06 Drinking Water	354.16	551.28	600.00	600.00	800.00
	6291.07 Water Heater (Inspections Only)	862.10	660.00	400.00	400.00	400.00
	6291.08 Lawn Sprinkler System (Inspect & Repair)	2,703.80	1,950.00	2,200.00	2,200.00	2,200.00
	6291.09 Clean Dryer Ducts	420.00	1,400.00	450.00	400.00	500.00
	6291,10 Reserve Study	2,300.00	-	-	-	-
	6291.11 Sewer Cleaning & Plumbing	135.00	2,710.20	1,000.00	1,000.00	1,000.00
	6291.12 Janitorial Services	29,216.99	29,223.19	30,000.00	30,000.00	32,700.00
	6291.13 Fire Alarm & Exist. (ELSS) Monitor	6,717.22	3,142.55	3,700.00	3,700.00	3,700.00
	6291.14 Landscaping Service	19,193.62	11,405.08	11,200.00	9,800.00	12,000.00
	6291.15 Pest Control	525.00	525.00	675.00	675.00	1,000.00
	6291.16 Pool Maintenance	4,167.19	4,771.62	4,800.00	4,600.00	4,800.00
	6291.17 Beach Service	930.00	1,371.00	1,400.00	1,600.00	1,600.00
	6291.18 Elevator Maintenance (Monthly inspect)	16,423.54	9,540.00	9,000.00	9,500.00	9,770.00
	6291 TOTAL CONTRACT SERVICES:	85,613.60	68,684.92	68,704.00	66,875.00	73,970.00
	TOTAL EXPENSES	280,433.16	264,158.71	288,522.02	277,675.00	306,430.00
	TOTAL RESERVE FUNDING	75,636.00	80,244.00	87,232.65	80,244.00	74,244.00
	TOTAL EXPENSES & RESERVE FUNDING	356,069.16	344,402.71	375,754.67	357,919.00	380,674.00
	NET OPERATING INCOME	\$ (13,327.96)	\$ (4,683.71)	\$ (18,274.67)	\$ 61.00	\$ 1,150.00
	FEDERAL & STATE INCOME TAXES	629.00	1,044.00	1,080.00	-	1,095.00
	INTEREST INCOME	(59.18)	-	-	-	-
	INCREASE (DECREASE) CASH	-	-	-	-	-
	NET CASH OVER (UNDER) DISBURSEMENTS	\$ (13,897.78)	\$ (5,727.71)	\$ (19,354.67)	\$ 61.00	\$ 55.00
	YEARLY MAINTENANCE ASSESSMENTS	\$ 343,255.78	\$ 333,196.71	\$ 363,334.67	\$ 343,919.00	\$ 367,169.00
	TOTAL MONTHLY ASSESSMENTS					
	30 UNIT				\$ 641	\$ 684
	29 UNIT				\$ 352	\$ 376
	28 UNIT				\$ 606	\$ 647
	27 UNIT				\$ 606	\$ 647