

VILLA TOWERS
ADOPTED 2017 BUDGET

Account	Account Number	2016 Budget Ending 2016	Projected 2016 (Actual)	2017 Budget Ending 2017
REVENUES				
Income Operating Assessments	4110-00	\$327,349	\$327,349	\$327,349
Rental Income	4130-00	\$11,400	\$11,400	\$11,400
Other Income	4150-00	\$1,500	\$300	\$300
TOTAL REVENUES		\$340,249	\$339,049	\$339,049
ASSETS				
Carry Over		\$38,710	\$45,767	\$0
Additional Cash Needed For Operations		\$0	\$0	\$0
ADMISTRATIVE :				
Legal	6272-00	\$922	\$950	\$500
Bank Service Charges	6120-00	\$230	\$100	\$100
Accounting	6060-00	\$4,738	\$9,300	\$9,300
INSURANCE:	6240-00	\$75,454	\$79,170	\$86,400
Office Expense	6300-00	\$1,645	\$2,100	\$2,200
Income Tax	7210-00	\$0	\$0	\$0
Taxes, Fees & Licenses	6500-00	\$274	\$250	\$250
TOTAL ADMISTRATIVE		\$83,263	\$91,870	\$98,750
UTILITIES				
Electric FPL	6220-00	\$13,200	\$10,000	\$10,500
Water/Irrigation	6656-00	\$1,900	\$3,400	\$3,500
Water/Sewer/Trash	6655-00	\$32,550	\$30,675	\$31,600
Natural Gas	6215-00	\$9,810	\$12,000	\$12,500
Telephone Expense	6520-00	\$5,231	\$3,550	\$4,200
Cable TV	6145-00	\$28,536	\$28,331	\$29,750
TOTAL UTILITIES		\$91,227	\$87,956	\$92,050
GENERAL MAINTENANCE/SUPPLIES				
General Maintenance & Supplies	6295-00	\$3,739	\$4,000	\$4,000
TOTAL GENERAL MAINT./SUPPLIES		\$3,739	\$4,000	\$4,000
CONTRACT SERVICES:				
Fire Pump System	6291-00	\$609	\$600	\$600
Fire Extinguishers	6292-00	\$853	\$1,147	\$1,000
Electric Repairs	6293-00	\$499	\$485	\$500
A/C Inspection	6294-00	\$630	\$343	\$500
Lock Smith	6296-00	\$613	\$1,530	\$1,000
Entry Gate	6297-00	\$563	\$630	\$650
Backflow Preventers	6298-00	\$792	\$1,148	\$1,000
Generator System	6299-00	\$688	\$0	\$700
Domestic Water Pumps	6301-00	\$320	\$425	\$400
Drinking Water	6302-00	\$381	\$200	\$200
Water Heater Service	6303-00	\$154	\$0	\$100

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Sprinkler System	6304-00	\$1,811	\$1,800	\$1,800
Clean Dryer Ducts	6266-00	\$420	\$520	\$520
Reserve Study	6286-00	\$900	\$900	\$900
Sewer Cleaning & Plumbing	6347-00	\$1,575	\$1,500	\$1,500
Apartment Maintenance	6320-00	\$2,000	\$573	\$0
Janitorial Services	6265-00	\$23,947	\$22,000	\$28,000
Fire Alarm Expense	6110-00	\$5,404	\$2,300	\$2,400
Landscaping Service	6275-00	\$20,277	\$15,000	\$17,000
Pest Control	6325-00	\$672	\$860	\$700
Pool Maintenance	6345-00	\$4,364	\$4,000	\$4,100
Beach Service	6135-00	\$1,281	\$800	\$1,300
Washer / Dryer replacement	6320-00	\$200	\$0	\$0
Elevator Maintenance	6210-00	\$10,532	\$9,800	\$10,100
TOTAL CONTRACT SERVICES:		\$79,485	\$66,561	\$74,970
TOTAL EXPENSES		\$257,714	\$250,387	\$269,770
Budget Increase 4.68%				
RESERVES FUND	Estimated Cost	Estimated Remaining Life	Balance @ end 2016	2017 Budget Amount
ROOFING account 8225-00	\$84,141	2 to 11	\$46,125	\$14,000
PAINTING account 8224-00	\$166,604	1 to 11	\$86,560	\$20,000
PAVING account 8223-00	\$56,348	1 to 17	\$5,208	\$3,000
ELEVATOR account 8222-00	\$464,400	6 to 23	\$69,782	\$10,000
RESTORATION account 8221-00	\$781,091	1 to 29	\$18,506	\$22,279
TOTALS	\$1,552,584		\$226,181	\$69,279
TOTAL EXPENSES & RESERVES 2017				\$339,049
TOTAL YEARLY ASSESSMENTS	\$327,349			
TOTAL MONTHLY ASSESSMENTS				
30 UNIT	\$610			
29 UNIT	\$335			
28 UNIT	\$577			
27 UNIT	\$577			

Paul M. Feuch, Treasurer 12/1/2016

SECRETARY 12/1/2016

