

**VILLA TOWERS**  
**2020 APPROVED BUDGET**  
**DEC. 3, 2019**

**CONFIDENTIAL**

Account	Sub-Account	Actual Ending 2018	Estimated Ending Balance 2019	2019 Budget	Proposed 2020 Budget
<b>ASSETS:</b>					
Cash on Hand		\$ 45,706.90	\$ 36,000.00	\$ 50,000.00	\$ 36,000.00
Excess Special Assessments		1,157.81	-	-	-
<b>REVENUE AND EXPENSES:</b>					
<b>4110 REVENUES:</b>					
	4110 4110.01 Maintenance Fees Income	\$ 329,358.00	\$ 327,444.00	\$ 327,349.00	\$ 343,980.00
	4130 4110.02 Rental Income	11,400.00	11,400.00	11,400.00	13,200.00
	4150 Other Income	1,983.20	400.00	800.00	800.00
<b>TOTAL REVENUES</b>		<b>342,741.20</b>	<b>339,244.00</b>	<b>339,549.00</b>	<b>357,980.00</b>
<b>EXPENSES:</b>					
<b>6200 ADMINISTRATIVE :</b>					
	6272 6200.01 Legal	381.70	850.00	650.00	500.00
	6120 6200.02 Bank Service Charges	(42.15)	406.59	300.00	400.00
	6060 6200.03 Accounting	7,146.47	7,307.83	8,000.00	5,000.00
	6240 6200.04 General Liability/Flood Insurance	63,010.82	68,199.44	66,000.00	82,000.00
	6300 6200.05 Office Expense	1,147.75	2,481.71	1,500.00	2,000.00
	6500 6200.06 Taxes, Fees & Licenses	1,304.25	461.45	900.00	900.00
<b>TOTAL 6200 ADMINISTRATIVE</b>		<b>72,948.84</b>	<b>79,707.02</b>	<b>77,350.00</b>	<b>90,800.00</b>
<b>6220 UTILITIES:</b>					
	6220 6220.01 Electric FPL	10,679.93	11,845.93	12,000.00	12,000.00
	6656 6220.02 Irrigation water	10,589.01	9,663.04	8,000.00	10,000.00
	6655 6220.02 Water/Sewer/Trash	35,134.76	39,796.23	35,000.00	37,700.00
	6215 6220.03 Natural Gas	13,585.75	12,898.19	14,000.00	14,500.00
	6520 6220.04 Comcast Telephone & Internet	6,095.76	1,454.25	-	-
	6145 6220.05 Comcast Cable TV	34,409.99	34,246.26	36,800.00	36,800.00
<b>TOTAL 6220 UTILITIES</b>		<b>110,495.20</b>	<b>109,903.90</b>	<b>105,800.00</b>	<b>111,000.00</b>
<b>6295 MAINTENANCE/SUPPLIES:</b>					
	6295 6295.01 Maintenance	11,375.52	9,080.79	6,500.00	9,000.00
<b>TOTAL 6295 MAINT./SUPPLIES</b>		<b>11,375.52</b>	<b>9,080.79</b>	<b>6,500.00</b>	<b>9,000.00</b>
<b>6291 CONTRACT SERVICES:</b>					
	6291 6291.01 Fire Pump System (Inspect Only)	-	930.00	600.00	600.00
	6294 6291.02 A/C Inspection (Inspect Only)	-	210.00	300.00	300.00
	6298 6291.03 Backflow Preventers	1,010.10	170.00	1,000.00	200.00
	6299 6291.04 Generator System (Inspect Only)	654.88	-	800.00	900.00

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6301	6291.05 Domestic Water Pump (Inspect. Only)	-	-	400.00	400.00
6302	6291.06 Drinking Water	354.16	599.60	400.00	600.00
6303	6291.07 Water Heater (Inspect Only)	862.10	-	400.00	400.00
6304	6291.08 Lawn Sprinkler System	2,703.80	2,134.00	2,000.00	2,200.00
6266	6291.09 Clean Dryer Ducts	420.00	350.00	500.00	400.00
6286	6291.10 Reserve Study	2,300.00	-	900.00	-
6347	6291.11 Sewer Cleaning & Plumbing	135.00	2,710.20	1,000.00	1,000.00
6265	6291.12 Janitorial Services	29,216.99	29,302.33	29,500.00	30,000.00
6110	6291.13 Fire Alarm & Exist. (ELSS) Monitor	6,717.22	3,621.94	2,000.00	3,700.00
6275	6291.14 Landscaping Service	19,193.62	12,407.08	14,000.00	9,800.00
6325	6291.15 Pest Control	525.00	675.00	450.00	675.00
6345	6291.16 Pool Maintenance	4,167.19	4,572.99	4,200.00	4,600.00
6135	6291.17 Beach Service	930.00	1,509.00	1,200.00	1,600.00
6210	6291.18 Elevator Maintenance (Inspect)	16,423.54	10,667.00	10,000.00	9,500.00
<b>6291 TOTAL CONTRACT SERVICES:</b>		<b>85,613.60</b>	<b>69,859.14</b>	<b>69,650.00</b>	<b>66,875.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>280,433.16</b>	<b>268,550.85</b>	<b>259,300.00</b>	<b>277,675.00</b>
<b>TOTAL RESERVE FUNDING</b>		<b>75,636.00</b>	<b>80,244.00</b>	<b>80,244.00</b>	<b>80,244.00</b>
<b>TOTAL EXPENSES &amp; RESERVE FUNDING</b>		<b>356,069.16</b>	<b>348,794.85</b>	<b>339,544.00</b>	<b>357,919.00</b>
<b>NET OPERATING INCOME</b>		<b>\$ (13,327.96)</b>	<b>\$ (9,550.85)</b>	<b>\$ 5.00</b>	<b>\$ 61.00</b>
<b>FEDERAL &amp; STATE INCOME TAXES</b>		<b>629.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INTEREST INCOME</b>		<b>(59.18)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET CASH OVER (UNDER) DISBURSEMENTS</b>		<b>\$ (13,897.78)</b>	<b>\$ (9,550.85)</b>	<b>\$ 5.00</b>	<b>\$ 61.00</b>
<b>YEARLY MAINTENANCE ASSESSMENTS</b>		<b>\$ 343,255.78</b>	<b>\$ 336,994.85</b>	<b>\$ 327,344.00</b>	<b>\$ 343,919.00</b>
<b>TOTAL MONTHLY ASSESSMENTS</b>					
30 UNIT				\$ 610	\$ 641
29 UNIT				\$ 335	\$ 352
28 UNIT				\$ 577	\$ 606
27 UNIT				\$ 577	\$ 606