

**Avila South Condo. Assoc. Inc.**  
**2021 Proposed Budget**  
 January 1, 2021 - December 31, 2021

INCOME	2020 APPROVED BUDGET					2021 PROPOSED BUDGET	
	MONTHLY	ANNUALLY				MONTHLY	ANNUALLY
5020 ASSESSMENT INCOME	\$60,402.25	\$724,827.00				\$63,201.63	\$758,419.57
5025 SPECIAL ASSESSMENT	\$0.00	\$0.00				\$0.00	\$0.00
5040 LATE FEES	\$500.00	\$6,000.00				\$0.00	\$0.00
5042 ROLLOVER FROM 2018	\$0.00	\$0.00				\$0.00	\$0.00
5045 LAUNDRY INCOME	\$1,500.00	\$18,000.00				\$1,533.29	\$18,399.43
5062 TRANSFER FEES	\$0.00	\$0.00				\$0.00	\$0.00
5065 VISITORS PARKING FEES	\$800.00	\$9,600.00				\$935.00	\$11,220.00
<b>INCOME Total</b>	<b>\$63,202.25</b>	<b>\$758,427.00</b>				<b>\$65,669.92</b>	<b>\$788,039.00</b>
<b>EXPENSES</b>			<b>YTD ACTUAL</b>	<b>MONTHLY</b>	<b>PROJECTED</b>		
			<b>AS OF 7/31/20</b>	<b>AVERAGE</b>	<b>ANNUAL</b>		
6020 ACCOUNTING TAX RETURN	\$375.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$375.00	\$4,500.00
6030 BAD DEBTS	\$500.00	\$6,000.00	\$1,147.00	\$163.86	\$1,966.29	\$333.33	\$4,000.00
6035 VIOLATIONS	\$583.33	\$7,000.00	\$650.00	\$92.86	\$1,114.29	\$125.00	\$1,500.00
6040 BANK FEES	\$35.00	\$420.00	\$29.00	\$4.14	\$49.71	\$8.33	\$100.00
6050 LEGAL FEES COLLECTION	\$416.67	\$5,000.00	\$5,743.40	\$820.49	\$9,845.83	\$0.00	\$0.00
6055 LEGAL CONDO MATTERS	\$250.00	\$3,000.00	\$5,158.25	\$736.89	\$8,842.71	\$750.00	\$9,000.00
6070 PRINTING & POSTAGE	\$166.67	\$2,000.00	\$1,823.80	\$260.54	\$3,126.51	\$166.67	\$2,000.00
6080 TAXES, LICENSE, PERMITS	\$250.00	\$3,000.00	\$4,993.63	\$713.38	\$8,560.51	\$416.67	\$5,000.00
6085 WEBSITE	\$200.00	\$2,400.00	\$800.00	\$114.29	\$1,371.43	\$200.00	\$2,400.00
6090 MISC. ADMINISTRATIVE	\$83.33	\$1,000.00	\$0.00	\$0.00	\$0.00	\$83.33	\$1,000.00
6095 BACKGROUND REPORTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6097 OFFICE SUPPLIES	\$190.00	\$2,280.00	\$895.51	\$127.93	\$1,535.16	\$145.83	\$1,750.00
<b>ADMINISTRATIVE Total</b>	<b>\$3,050.00</b>	<b>\$36,600.00</b>	<b>\$21,240.99</b>	<b>\$3,034.37</b>	<b>\$36,412.44</b>	<b>\$2,604.17</b>	<b>\$31,250.00</b>
6105 UMBRELLA	\$0.00	\$0.00	\$1,292.68	\$184.67	\$2,216.02	\$0.00	\$0.00
6110 INTEREST, FEE	\$0.00	\$0.00	\$4,114.99	\$587.86	\$7,054.27	\$0.00	\$0.00
6115 PROPERTY INSURANCE	\$14,000.00	\$168,000.00	\$49,814.58	\$7,116.37	\$85,396.42	\$14,000.00	\$168,000.00
6120 FLOOD INSURANCE	\$0.00	\$0.00	\$13,939.18	\$1,991.31	\$23,895.74	\$0.00	\$0.00
6125 DIRECTORS & OFFICERS	\$0.00	\$0.00	\$1,163.98	\$166.28	\$1,995.39	\$0.00	\$0.00
6130 FIDELITY BOND/CRIME	\$0.00	\$0.00	\$251.66	\$35.95	\$431.42	\$0.00	\$0.00
6135 GENERAL LIABILITY	\$0.00	\$0.00	\$8,515.25	\$1,216.46	\$14,597.57	\$0.00	\$0.00
<b>INSURANCE Total</b>	<b>\$14,000.00</b>	<b>\$168,000.00</b>	<b>\$79,092.32</b>	<b>\$11,298.90</b>	<b>\$135,586.83</b>	<b>\$14,000.00</b>	<b>\$168,000.00</b>
6140 ELECTRICITY	\$2,233.33	\$26,800.00	\$13,154.23	\$1,879.18	\$22,550.11	\$1,916.67	\$23,000.00
6145 GAS	\$1,500.00	\$18,000.00	\$11,308.77	\$1,615.54	\$19,386.46	\$1,666.67	\$20,000.00
6150 WATER & SEWER	\$13,750.00	\$165,000.00	\$92,622.43	\$13,231.78	\$158,781.31	\$13,333.33	\$160,000.00
6160 TELEPHONE	\$500.00	\$6,000.00	\$2,823.60	\$403.37	\$4,840.46	\$208.33	\$2,500.00
<b>UTILITIES Total</b>	<b>\$17,983.33</b>	<b>\$215,800.00</b>	<b>\$119,909.03</b>	<b>\$17,129.86</b>	<b>\$205,558.34</b>	<b>\$17,125.00</b>	<b>\$205,500.00</b>
6180 MONITORING SERVICE	\$0.00	\$0.00	\$22,611.24	\$3,230.18	\$38,762.13	\$3,081.58	\$36,979.00
6200 JANITORIAL SERVICE	\$2,826.00	\$33,912.00	\$19,899.39	\$2,842.77	\$34,113.24	\$4,225.00	\$50,700.00
6210 LAWN MAINTENANCE	\$700.00	\$8,400.00	\$4,900.00	\$700.00	\$8,400.00	\$700.00	\$8,400.00
6215 POOL MAINTENANCE	\$480.00	\$5,760.00	\$2,880.00	\$411.43	\$4,937.14	\$480.00	\$5,760.00
6220 MANAGEMENT FEES	\$3,480.00	\$41,760.00	\$22,320.00	\$3,188.57	\$38,262.86	\$2,160.00	\$25,920.00
6225 TERMITE TREATMENT	\$1,000.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$83.33	\$1,000.00
6230 SECURITY GUARD	\$3,833.33	\$46,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6235 WASTE SERVICES	\$2,786.00	\$33,432.00	\$16,717.50	\$2,388.21	\$28,658.57	\$2,786.00	\$33,432.00
6240 ELEVATOR SERVICE	\$1,230.00	\$14,760.00	\$9,009.03	\$1,287.00	\$15,444.05	\$1,310.00	\$15,720.00
6245 FIRE EQUIPMENT & ALARMS	\$324.00	\$3,888.00	\$5,120.47	\$731.50	\$8,777.95	\$324.00	\$3,888.00
6250 PEST CONTROL	\$385.00	\$4,620.00	\$4,294.00	\$613.43	\$7,361.14	\$385.00	\$4,620.00
<b>CONTRACTS Total</b>	<b>\$17,044.33</b>	<b>\$204,532.00</b>	<b>\$107,751.63</b>	<b>\$15,393.09</b>	<b>\$184,717.08</b>	<b>\$15,534.92</b>	<b>\$186,419.00</b>
6255 R&M - PLUMBING	\$2,758.33	\$33,100.00	\$44,310.58	\$6,330.08	\$75,960.99	\$3,492.50	\$41,910.00
6260 R&M - GATE	\$333.33	\$4,000.00	\$1,862.07	\$266.01	\$3,192.12	\$333.33	\$4,000.00
6265 R&M - SUPPLIES	\$1,416.67	\$17,000.00	\$4,136.06	\$590.87	\$7,090.39	\$604.17	\$7,250.00
6270 R & M GENERAL	\$1,666.67	\$20,000.00	\$74,092.06	\$10,584.58	\$127,014.96	\$1,666.67	\$20,000.00
6275 R&M - ELECTRICAL	\$208.33	\$2,500.00	\$2,730.00	\$390.00	\$4,680.00	\$416.67	\$5,000.00
6280 R&M BOILER	\$166.67	\$2,000.00	\$3,051.50	\$435.93	\$5,231.14	\$437.50	\$5,250.00
6285 R&M DOORS	\$500.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$4,773.33	\$57,280.00
6290 R&M - FIRE ALARM	\$500.00	\$6,000.00	\$9,806.33	\$1,400.90	\$16,810.85	\$1,040.00	\$12,480.00
6295 R&M - POOL	\$166.67	\$2,000.00	\$1,742.92	\$248.99	\$2,987.86	\$250.00	\$3,000.00
6310 R & M TRASH CHUTE	\$410.00	\$4,920.00	\$1,106.00	\$158.00	\$1,896.00	\$166.67	\$2,000.00
6320 R&M FACILITIES & EQUIPMENT	\$8.33	\$100.00	\$3,623.40	\$517.63	\$6,211.54	\$166.67	\$2,000.00
6325 R&M LIGHT FIXTURES	\$14.58	\$175.00	\$0.00	\$0.00	\$0.00	\$41.67	\$500.00
6330 R&M LOCKSMITH	\$25.00	\$300.00	\$1,074.75	\$153.54	\$1,842.43	\$166.67	\$2,000.00
<b>REPAIRS &amp; MAINTENANCE Total</b>	<b>\$7,724.58</b>	<b>\$92,695.00</b>	<b>\$147,535.67</b>	<b>\$21,076.52</b>	<b>\$252,918.29</b>	<b>\$13,555.83</b>	<b>\$162,670.00</b>
6500 PAYROLL SALARIES	\$2,583.33	\$31,000.00	\$18,434.19	\$2,633.46	\$31,601.47	\$2,583.33	\$31,000.00
6510 PAYROLL TAXES	\$750.00	\$9,000.00	\$870.70	\$124.39	\$1,492.63	\$125.00	\$1,500.00
6515 PAYROLL PROCESSING FEES	\$66.67	\$800.00	\$946.40	\$135.20	\$1,622.40	\$141.67	\$1,700.00
<b>PAYROLL Total</b>	<b>\$3,400.00</b>	<b>\$40,800.00</b>	<b>\$20,251.29</b>	<b>\$2,893.04</b>	<b>\$34,716.50</b>	<b>\$2,850.00</b>	<b>\$34,200.00</b>
<b>Total</b>	<b>\$63,202.25</b>	<b>\$758,427.00</b>				<b>\$65,669.92</b>	<b>\$788,039.00</b>

Avila South Condo. Assoc.  
Reserve Breakdown Operating Budget  
01/01/21 - 12/31/21

A Reserve Component	B Replacement Cost	C Funds Collected as of 12/20	D Fundable Reserves	E Life Expectancy	F Remaining Life	G Annual Amount	H Monthly Amount
Painting	\$100,000.00	\$0.00	\$100,000.00	20	5	\$20,000.00	\$1,666.67
Sealcoating	\$30,000.00	\$0.00	\$30,000.00	5	1	\$30,000.00	\$2,500.00
Roof	\$1,000,000.00	\$0.00	\$1,000,000.00	25	10	\$100,000.00	\$8,333.33
<b>TOTAL:</b>	<b>\$1,130,000.00</b>	<b>\$0.00</b>	<b>\$1,130,000.00</b>			<b>\$150,000.00</b>	<b>\$12,500.00</b>

Total Operating Expenses: \$758,419.57      \$63,201.63  
Total Budget: \$908,419.57

**2021 MAINTENANCE FEE CALCULATION WITH RESERVES**

A Type of Unit	B Number of Units	C Percentage of Ownership	D Per Unit Mo. Resv. Fee (Res X C)	E Per Unit Mo. Maint. Fee (Asmt X C)	F Per Unit Mo. Total Fee (D+E)	G Per Unit Annual Fee (F X 12)	H Total Monthly Fee (B X G)
1 Bedroom / 1.5 Bath	98	0.528025%	\$66.00	\$333.72	\$399.72	4,796.68	470,074.87
1 Bedroom / 1 Bath	70	0.433877%	\$54.23	\$274.22	\$328.45	3,941.42	275,899.65
2 Bedrooms / 1.5 Bath	18	0.614590%	\$76.82	\$388.43	\$465.25	5,583.06	100,495.00
2 Bedrooms / 2 Baths	10	0.681954%	\$85.24	\$431.01	\$516.25	6,195.00	61,950.04
	196	1.00000					\$908,419.56

**2021 MAINTENANCE FEE CALCULATION WITHOUT RESERVES**

A Type of Unit	B Number of Units	C Percentage of Ownership	D Per Unit Mo. Resv. Fee (Res X C)	E Per Unit Mo. Maint. Fee (Asmt X C)	F Per Unit Mo. Total Fee (D+E)	G Per Unit Annual Fee (F X 12)	H Total Monthly Fee (B X G)
1 Bedroom / 1.5 Bath	98	0.528025%	\$0.00	\$333.72	\$333.72	4,004.64	392,455.20
1 Bedroom / 1 Bath	70	0.433877%	\$0.00	\$274.22	\$274.22	3,290.61	230,342.56
2 Bedrooms / 1.5 Bath	18	0.614590%	\$0.00	\$388.43	\$388.43	4,661.17	83,901.07
2 Bedrooms / 2 Baths	10	0.681954%	\$0.00	\$431.01	\$431.01	5,172.07	51,720.73
	196	1.00000					\$758,419.56