

AVILA SOUTH CONDOMINIUM ASSOCIATION
APPROVED BUDGET
2022

	APPROVED BUDGET		APPROVED BUDGET	
	2021		2022	
	MONTHLY	YEAR	MONTHLY	YEAR
INCOME:				
Owner Assessments	63,204	758,450	63,204	758,448
Late Fee Income	-	-	150	1,800
Legal Fee Income	-	-	-	-
Screening Fees	-	-	100	1,200
BBQ Gas Income	-	-	-	-
Laundry Revenue	1,533	18,399	1,350	16,200
Remotes/Keys	-	-	50	600
Interest Income	-	-	-	-
Miscellaneous Income	-	-	-	-
House Charges	-	-	-	-
Violation Fines	-	-	-	-
Parking Space Rental	935	11,220	750	9,000
Income	65,672	788,069	65,604	787,248
EXPENSES				
General & Administrative				
Audit Fees - Tax Return	375	4,500	300	3,600
Bank Charges	8	100	4	48
Bad Debts	333	4,000	100	1,200
Violations	125	1,500	100	1,200
Legal Fees	750	9,000	500	6,000
Licenses, Taxes, Permits	417	5,000	250	3,000
Postage & Printing	167	2,000	250	3,000
Website	200	2,400	-	-
Miscellaneous Expenses	83	1,000	50	600
Screening Fees	-	-	25	300
Office Supplies	146	1,750	100	1,200
General & Administrative	2,604	31,250	1,679	20,148
Insurance				
Multiperil Insurance	14,000	168,000	17,000	204,000
Insurance	14,000	168,000	17,000	204,000
Utilities				
Electricity	1,917	23,004	2,000	24,000
Telephone	208	2,496	500	6,000

Gas/Fuel Oil	1,667	20,000	1,850	22,200
Water & Sewer	13,333	160,000	18,000	216,000

Utilities	17,125	205,500	22,350	268,200
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Personnel Expenses

Payroll - Maintenance	2,583	31,000	2,720	32,640
Payroll Processing Fee	67	800	4	48
Payroll Taxes	750	9,000	-	-

Personnel Expenses	3,400	40,800	2,724	32,688
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Maintenance

R&M Doors	4,773	57,280	1,000	12,000
R&M Boiler	437	5,250	250	3,000
R&M Gate	333	4,000	300	3,600
R&M Electrical	417	5,000	1,250	15,000
R&M Locksmith	167	2,000	-	-
R&M Fire Alarm	1,040	12,480	1,000	12,000
R&M Facilities & Equipment	167	2,000	-	-
R&M General	1,667	20,000	1,768	21,216
R&M Supplies	604	7,250	500	6,000
R&M Lighting	42	500	50	600
R&M Plumbing	3,145	37,740	2,000	24,000
R&M Pool/Spa Fountain	250	3,000	100	1,200
R&M Trash Chute	167	2,000	300	3,600

Maintenance	13,208	158,500	8,518	102,216
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Contract Services

Accounting Bookkeeping	-	-	1,200	14,400
Elevator Contract	1,310	15,720	1,350	16,200
Fire Equipment & Alarms	324	3,888	400	4,800
Janitorial Service	4,225	50,700	4,225	50,700
Lawn Maintenance Contract	700	8,400	700	8,400
Monitoring Service	3,082	36,979	-	-
Management Services	1,960	23,520	1,500	18,000
Termite Treatment	83	1,000	83	996
Pest Control	385	4,620	385	4,620
Pool Service Contract	480	5,760	480	5,760
Trash Removal	2,786	33,432	3,010	36,120

Contract Services	15,335	184,019	13,333	159,996
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Reserve Contributions

Reserve Transfer	-	-	-	-
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Reserve Transfer

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TOTAL EXPENSES

65,672	788,069
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65,604	787,248
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Net Income/(loss)

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AVILA SOUTH CONDOMINIUM ASSOCIATION
BUDGET WORKSHEET
2022

RESERVE BREAKDOWN

RESERVE COMPONENT	REPLACEMENT COST	FUNDS COLLECTED AS OF 12/20	FUNDABLE RESERVES	LIFE EXPECTANCY	REMAINING LIFE	ANNUAL AMOUNT	MONTHLY AMOUNT
PAINTING	\$ 100,000.00	\$ -	\$ 100,000.00	20	4	\$ 25,000.00	\$ 2,083.33
SEALCOATING	\$ 30,000.00	\$ -	\$ 30,000.00	5	0	\$ 30,000.00	\$ 2,500.00
ROOF	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	25	9	\$ 111,111.11	\$ 9,259.26
TOTAL	<u>\$ 1,130,000.00</u>	<u>\$ -</u>	<u>\$ 1,130,000.00</u>			<u>\$ 166,111.11</u>	<u>\$ 13,842.59</u>