

AVILA SOUTH CONDOMINIUM ASSOCIATION
APPROVED BUDGET
2023

	APPROVED BUDGET		PROPOSED BUDGET	
	2022		2023	
	MONTHLY	YEAR	MONTHLY	YEAR
INCOME:				
Owner Assessments	63,204	758,448	70,788	849,462
Late Fee Income	150	1,800	300	3,600
Screening Fees	100	1,200	100	1,200
Laundry Revenue	1,350	16,200	2,000	24,000
Remotes/Keys	50	600	50	600
Interest Income	-	-	-	-
Miscellaneous Income	-	-	-	-
House Charges				
Violation Fines	-	-	-	-
Parking Space Rental	750	9,000	1,400	16,800
Income	65,604	787,248	74,638	895,662
EXPENSES				
General & Administrative				
Audit Fees - Tax Return	300	3,600	300	3,600
Bank Charges	4	48	4	50
Bad Debts	100	1,200	100	1,200
Violations	100	1,200	100	1,200
Legal Fees	500	6,000	500	6,000
Licenses, Taxes, Permits	250	3,000	250	3,000
Postage & Printing	250	3,000	250	3,000
Website	-	-	-	-
Miscellaneous Expenses	50	600	50	600
Screening Fees	25	300	25	300
Office Supplies	100	1,200	100	1,200
General & Administrative	1,679	20,148	1,679	20,150
Insurance				
Multiperil Insurance	17,000	204,000	25,000	300,000
Insurance	17,000	204,000	25,000	300,000
Utilities				
Electricity	2,000	24,000	2,200	26,400
Telephone	500	6,000	600	7,200
Gas/Fuel Oil	1,850	22,200	1,850	22,200
Water & Sewer	18,000	216,000	14,700	176,400

Utilities	22,350	268,200	19,350	232,200
Personnel Expenses				
Payroll - Maintenance	2,720	32,640	2,750	33,000
Payroll Processing Fee	4	48	4	50
Payroll Taxes	-	-	-	-
Personnel Expenses	2,724	32,688	2,754	33,050
Maintenance				
R&M Doors	1,000	12,000	1,000	12,000
R&M Boiler	250	3,000	417	5,000
R&M Gate	300	3,600	300	3,600
R&M Electrical	1,250	15,000	417	5,000
R&M Locksmith	-	-	50	600
R&M Fire Alarm	1,000	12,000	600	7,200
R&M Facilities & Equipment	-	-	-	-
R&M General	1,768	21,216	3,151	37,812
R&M Supplies	500	6,000	250	3,000
R&M Lighting	50	600	50	600
R&M Plumbing	2,000	24,000	1,000	12,000
R&M Pool/Spa Fountain	100	1,200	200	2,400
R&M Trash Chute	300	3,600	300	3,600
Maintenance	8,518	102,216	7,734	92,812
Contract Services				
Accounting Bookkeeping	1,200	14,400	1,320	15,840
Elevator Contract	1,350	16,200	1,446	17,350
Fire Equipment & Alarms	400	4,800	300	3,600
Janitorial Service	4,225	50,700	4,700	56,400
Lawn Maintenance Contract	700	8,400	750	9,000
Security Services	-	-	3,100	37,200
Management Services	1,500	18,000	1,500	18,000
Termite Treatment	83	996	125	1,500
Pest Control	385	4,620	620	7,440
Pool Service Contract	480	5,760	785	9,420
Trash Removal	3,010	36,120	3,475	41,700
Contract Services	13,333	159,996	18,121	217,450
Reserve Contributions				
Reserve Transfer	-	-	-	-
<i>Reserve Transfer</i>	-	-	-	-
TOTAL EXPENSES	65,604	787,248	74,638	895,662
Net Income/(loss)	-	-	0	(0)

AVILA SOUTH CONDOMINIUM ASSOCIATION
BUDGET WORKSHEET
2023

RESERVE BREAKDOWN

RESERVE COMPONENT	REPLACEMENT COST	FUNDS COLLECTED AS OF 12/22	FUNDABLE RESERVES	LIFE EXPECTANCY	REMAINING LIFE	ANNUAL AMOUNT	MONTHLY AMOUNT
PAINTING	\$ 100,000.00	\$ -	\$ 100,000.00	20	2	\$ 50,000.00	\$ 4,166.67
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	2	\$ 500,000.00	\$ 41,666.67
TOTAL	<u>\$ 1,130,000.00</u>	<u>\$ -</u>	<u>\$ 1,130,000.00</u>			<u>\$ 580,000.00</u>	<u>\$ 48,333.33</u>

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2023 MAINTENANCE FEE CALCULATION

TYPE OF UNIT	NUMBER OF UNITS	PERCENTAGE OF OWNERSHIP	PER MONTH FEE NO RESERVES	RESERVES	PER MONTH FEE WITH RESERVES	PER UNIT ANNUAL AMOUNT	TOTAL AMOUNT PER UNIT TYPE
1 Bedroom /1 Bath	70	0.433877%	\$ 307.13	\$ 209.71	\$ 516.84	\$ 3,685.62	\$ 257,993.34
1 Bedroom / 1.5 Bath	98	0.528025%	\$ 373.78	\$ 255.21	\$ 628.99	\$ 4,485.37	\$ 439,566.30
2 Bedrooms / 1.5 Bath	18	0.614590%	\$ 435.06	\$ 297.05	\$ 732.11	\$ 5,220.71	\$ 93,972.73
2 Bedrooms / 2 Baths	10	0.681954%	\$ 482.74	\$ 329.61	\$ 812.36	\$ 5,792.94	\$ 57,929.38
	196						\$ 849,461.76

Monthly Maintenance \$ 70,788.48

Monthly Reserve \$ 48,333.33