

AVILA SOUTH CONDOMINIUM ASSOCIATION  
APPROVED BUDGET  
2025

	APPROVED BUDGET		APPROVED BUDGET	
	2024		2025	
	MONTHLY	YEAR	MONTHLY	YEAR
<b>INCOME:</b>				
Owner Assessments	88,466	1,061,590	92,889	1,114,670
Late Fee Income	167	2,000	167	2,000
Screening Fees	250	3,000	333	4,000
Laundry Revenue	2,250	27,000	2,500	30,000
Remotes/Keys	63	750	83	1,000
Parking Space Rental	1,250	15,000	1,250	15,000
<b>Income</b>	<b>92,445</b>	<b>1,109,340</b>	<b>97,222</b>	<b>1,166,670</b>
<b>EXPENSES</b>				
<b>General &amp; Administrative</b>				
Audit Fees - Tax Return	300	3,600	300	3,600
Bank Charges	4	50	4	50
Bad Debts	167	2,000	83	1,000
Violations	-	-	-	-
Legal Fees	500	6,000	667	8,000
Licenses, Taxes, Permits	208	2,500	292	3,500
Postage & Printing	250	3,000	333	4,000
Website	-	-	-	-
Miscellaneous Expenses	50	600	-	-
Screening Fees	83	1,000	83	1,000
Office Supplies	167	2,000	167	2,000
<b>General &amp; Administrative</b>	<b>1,729</b>	<b>20,750</b>	<b>1,929</b>	<b>23,150</b>
<b>Insurance</b>				
Multiperil Insurance	39,200	470,400	40,833	490,000
<b>Insurance</b>	<b>39,200</b>	<b>470,400</b>	<b>40,833</b>	<b>490,000</b>
<b>Utilities</b>				
Electricity	2,500	30,000	2,667	32,000
Telephone	583	7,000	1,000	12,000
Gas/Fuel Oil	1,933	23,200	1,667	20,000
<b>Water &amp; Sewer</b>	<b>14,833</b>	<b>178,000</b>	<b>16,917</b>	<b>203,000</b>
<b>Utilities</b>	<b>19,850</b>	<b>238,200</b>	<b>22,250</b>	<b>267,000</b>

**Personnel Expenses**

Payroll - Maintenance	2,833	34,000	3,125	37,500
Payroll Processing Fee	-	-	-	-
Payroll Taxes	-	-	-	-

<b>Personnel Expenses</b>	<b>2,833</b>	<b>34,000</b>	<b>3,125</b>	<b>37,500</b>
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**Maintenance**

R&M Doors	1,000	12,000	167	2,000
R&M Boiler	417	5,000	417	5,000
R&M Gate	375	4,500	375	4,500
R&M Electrical	250	3,000	83	1,000
R&M Locksmith	83	1,000	83	1,000
R&M Fire Alarm	625	7,500	625	7,500
R&M Facilities & Equipment	-	-	-	-
R&M General	2,500	30,000	1,577	18,922
R&M Supplies	417	5,000	417	5,000
R&M Lighting	50	600	50	600
R&M Plumbing	1,250	15,000	1,250	15,000
R&M Pool/Spa Fountain	167	2,000	167	2,000
R&M Trash Chute	333	4,000	333	4,000

<b>Maintenance</b>	<b>7,467</b>	<b>89,600</b>	<b>5,544</b>	<b>66,522</b>
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**Contract Services**

Accounting Bookkeeping	1,400	16,800	1,400	16,800
Elevator Contract	1,483	17,800	2,180	26,160
Fire Equipment & Alarms	346	4,150	346	4,150
Janitorial Service	6,000	72,000	6,250	75,000
Lawn Maintenance Contract	750	9,000	800	9,600
Security Services	4,583	55,000	5,292	63,500
Management Services	1,600	19,200	1,600	19,200
Termite Treatment	-	-	-	-
Pest Control	620	7,440	627	7,524
Pool Service Contract	875	10,500	875	10,500
Trash Removal	3,708	44,500	4,172	50,064

<b>Contract Services</b>	<b>21,366</b>	<b>256,390</b>	<b>23,542</b>	<b>282,498</b>
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## Reserve Contributions

<b>Reserve Transfer</b>	-	-	-	-
<i>Reserve Transfer</i>	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>92,445</b>	<b>1,109,340</b>	<b>97,223</b>	<b>1,166,670</b>
Net Income/(loss)	-	-	(0)	(1)

**AVILA SOUTH CONDOMINIUM ASSOCIATION**  
**BUDGET WORKSHEET**  
**2025**

**RESERVE BREAKDOWN**

RESERVE COMPONENT	REPLACEMENT COST	FUNDS COLLECTED AS OF 12/24	FUNDABLE RESERVES	LIFE EXPECTANCY	REMAINING LIFE	ANNUAL AMOUNT	MONTHLY AMOUNT
PAINTING	\$ 100,000.00	\$ -	\$ 100,000.00	20	1	\$ 100,000.00	\$ 8,333.33
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	1	\$ 1,000,000.00	\$ 83,333.33
<b>TOTAL</b>	<u>\$ 1,130,000.00</u>	<u>\$ -</u>	<u>\$ 1,130,000.00</u>			<u>\$ 1,130,000.00</u>	<u>\$ 94,166.67</u>

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2025 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%	\$ 403.02	\$ 408.57	\$ 811.59	\$ 4,836.29	\$ 338,540.62
1 Bedroom / 1.5 Bath	98	0.528025%	\$ 490.48	\$ 497.22	\$ 987.70	\$ 5,885.73	\$ 576,801.90
2 Bedrooms / 1.5 Bath	18	0.614590%	\$ 570.89	\$ 578.74	\$ 1,149.63	\$ 6,850.65	\$ 123,311.65
2 Bedrooms / 2 Baths	10	0.681954%	\$ 633.46	\$ 642.17	\$ 1,275.63	\$ 7,601.53	\$ 76,015.33
	196						\$ 1,114,669.50

Monthly Maintenance \$ 92,889.13

Monthly Reserve \$ 94,166.67