

# APPROVED BUDGET 2013

FountainView Condominium # 4

## REVENUES Annual

Main HOA Income:	\$ 115,284
Operating Account xx48 From 2011	\$ 21,736
Reserv Account xx24 From 2011	\$ 10,626
Laundry	\$ 5,000
<b>Total:</b>	

## TOTAL REVENUES \$ 152,646

**Reserves:**

Roof Replacement	\$ 6,000
Pavement Resurfacing	\$ 1,000
Building Painting	\$ 1,000
Elevators	\$ 1,000
Clubhouse	\$ 12,000
Walkways / Lobby / Common Area	\$ 1,000
<b>Total</b>	<b>\$ 22,000</b>

## Administration:

Accounting	\$ 4,200
Bad Debt	\$ 250
Annual Condominium Fee	\$ 140
Annual Corporate Fee	\$ 65
Insurance (D&O, Fidelity, Flood, P&C)	\$ 17,025
Legal	\$ 2,500
Licenses and Taxes	
Licenses	\$ 504
County	\$ 144
State	\$ 804
Management Fees	\$ -
Office Supplies	\$ 2,000
Postage	\$ 200
Manage Exp: ( Gas - Cell Phone - Parking - Toll )	\$ 2,500
Casual Labor	\$ 1,200
Maintenance Staff	
<b>Total</b>	<b>\$ 31,532</b>

## Maintenance and Repair:

Buildings	
Elevators	\$ 1,400
Fire Systems	\$ 360
Grounds	\$ -
Supplies and Tools	\$ 500
Building Cleaning @ 500/12 Sara	\$ 6,000
Plumbing	\$ 3,000
Laundry	\$ 2,000
Miscellaneous	\$ 500
<b>Total</b>	<b>\$ 13,760</b>

## Utilities:

Electricity (FPL)	\$ 6,600
Pest Control @ \$90/month	\$ 1,080
Garbage @ 285/month	\$ 3,600
Telephone ( Comcast 2 Lines)	\$ 1,620
Water @ 2500 / month	\$ 30,000
Security Camera	\$ 600
Landscaping	\$ 1,680
<b>Total</b>	<b>\$ 45,180</b>

**Total**

**\$ 22,000**

**\$ 31,532**

**\$ 13,760**

**\$ 45,180**

## 2012 Major Finished Projects

After Board Approval + 3 Bids	
Parking Lot New Paving	\$ 12,000
Parking Lot Stopper	\$ 3,000
Separate Water Meeter	\$ 15,900
Front Lobby Furnishing	\$ 1,600
<b>Total</b>	<b>\$ 32,500</b>

## Condo Rule Balance Reserve Forward Economic Life

	2012	
Roof Replacement	\$ 6,000.00	10 Yrs
Pavement Resurfacing	\$ 1,000.00	10 Yrs
Building Painting	\$ 1,000.00	10 Yrs
Elevators	\$ 1,000.00	7 Yrs
Clubhouse	\$ 10,600.00	Lease
Walkways / Lobby / Cor	\$ 1,000.00	7 Yrs
<b>Total:</b>	<b>\$ 20,600.00</b>	

## 2012 Asset Accrued

After Board Approval	
Bought Condo Unit 310	\$ 35,000
Exersize 1st Right of Refuzal	\$ -
Repair	\$ 2,000
	\$ -
<b>Total</b>	<b>\$ 37,000</b>

## 2013 Major Projects

After Board Approval + 3 Bids	
Change Mail Box	\$ 2,700
Paint Inside Building	\$ 2,600
	\$ -
<b>Total</b>	<b>\$ 5,300</b>

**\$ 112,472**