

APPROVED BUDGET 2014

FountainView Condominium # 4

BUDGET	Annual
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REVENUES

Main HOA Income:	\$ 108,672
Operating Account xx48 From 2012	
Reserve Account xx24 From 2012	
Rent 310 @ 750-199 = 551 x 12	\$ 6,612
Laundry Approximate	\$ 5,000

TOTAL REVENUES	\$ 120,284
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Reserves:

Roof Replacement	\$ 6,000
Pavement Resurfacing	\$ 1,000
Building Painting	\$ 1,000
Elevators	\$ 1,000
Clubhouse	\$ 12,000
Common Area	\$ 1,000

Total	\$ 22,000
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Administration:

Accounting	\$ 6,000
Annual TAX RETURN	\$ 1,000
Bad Debt	\$ 250
Annual Condominium Fee	\$ 140
Annual Corporate Fee	\$ 65
Insurance (D&O, Fidelity, Flood, P&C)	\$ 17,000
Legal	\$ 5,000
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	

Total	\$ 36,807
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Maintenance and Repair:

Buildings	
Elevators	\$ 1,440
Fire Systems	\$ 360
Grounds	\$ -
Supplies and Tools	\$ 500
Building Cleaning @ 520/12 Sara	\$ 6,240
Plumbing	\$ 3,000
Laundry	\$ 2,000
Miscellaneous	\$ 500

Total	\$ 14,040
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Utilities:

Electricity (FPL)	\$ 6,600
Pest Control @ \$115/month	\$ 1,380
Garbage @ 380/month	\$ 4,680
Telephone (Comcast 2 Lines)	\$ 2,124
Water @ 1500 / month	\$ 18,000
Security Camera	\$ 600
Landscaping	\$ 1,680

Total	\$ 35,064
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Total

Major Finished Projects Under Mark President			
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After Board Approval + 3 Bids			
Parking Lot New Paving	2012	\$	12,000
Parking Lot Stopper	2012	\$	3,000
Separate Water Meter	2013	\$	15,900
Front Lobby Furnishing		\$	1,600
		\$	32,500

2014 Major Budgeted Projects			
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After Board Approval + 3 Bids			
Change Mail Box		\$	4,500
Paint In / out Building		\$	20,000
		\$	24,500

Major Repair Reserve Rollover Forward			
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			Eco Life
2011 Rollover Reserve		\$	-
2012 Rollover Reserve		\$	22,000
2013 Rollover Reserve		\$	22,000
Unit 310		\$	35,000
Roof Replacement	2014	10 Yrs	\$ 6,000
Parking Resurfacing	2014	10 Yrs	\$ 1,000
Building Painting	2014	10 Yrs	\$ 1,000
Elevators	2014	7 Yrs	\$ 1,000
Clubhouse	2014	Lease	\$ 10,600
Corridor	2014	7 Yrs	\$ 1,000
IN Reserve Acc # XX24 by the end 2014			\$ 99,600

\$ 22,000

\$ 36,807

\$ 14,040

\$ 35,064

BUDGET 2014
\$107,911