

Country Club Tower of Coral Springs Association, Inc.
Estimated Operating Budget 2021

	2021 Fully Funded Reserve	2021 Partially Funded Reserve	12 2021 Partially Funded Monthly	October 2020 YTD Actual	1 1/5 2020 Projected Actual	2020 Budget
Revenues:						
4000 - Maintenance Income	1,552,446	890,534	74,211.13	847,765	856,165	860,419
4010 - Bulk Cable TV Income	103,254	103,254	8,604.53	97,804	97,804	98,629
4020 - Antenna Rental Income	17,115	17,115	1,426.25	14,098	16,918	21,647
4030 - Work Orders	7,900	7,900	658.33	6,076	7,291	7,900
4050 - Laundry Income	18,000	18,000	1,500.00	12,109	14,531	15,600
4060 - Late Fees	1,800	1,800	150.00	1,429	1,715	850
4070 - Sale & Lease Fees	6,300	6,300	525.00	5,705	6,846	9,000
4080 - Miscellaneous Income	180	180	15.00	145	174	500
4090 - Interest Income	330	330	27.50	278	334	1,000
Total Revenues	1,707,326	1,045,413	87,117.75	985,409	1,001,777	1,015,545
Expenses:						
2500 - Notes Payable						
SBA Hurricane Loan	12,792	12,792	1,066.00	5,862	7,034	10,492
6020 - Bank Charges						
	150	150	12.50	129	155	200
6100 - Bulk Cable TV Expense						
	103,254	103,254	8,604.53	83,163	99,924	98,629
6300 - Insurance Expenses						
Package Insurance	145,263	145,263	12,105.25	144,488	144,488	137,000
Workers' Compensation	17,485	17,485	1,457.08	12,875	15,789	19,700
6320 - Interest Expense (SBA)						
	16,200	16,200	1,350.00	5,924	7,109	18,500
6470 - Lawncare & Landscaping Expenses						
01 - Monthly Contract	14,160	14,160	1,180.00	11,800	14,160	14,160
02 - Lawn-Landscape Maintenance	4,200	4,200	350.00	1,046	1,255	1,740
6500 - Miscellaneous Expenses						
	2,400	2,400	200.00	2,108	2,529	11,774
6540 - Office Expenses						
01 - Office Expenses	6,600	6,600	550.00	5,493	6,592	7,500
02 - Postage & Lease Fees	1,200	1,200	100.00	841	1,009	1,450
03 - Application Expense	1,200	1,200	100.00	1,000	1,200	2,100
04 - Licenses & Permits	2,400	2,400	200.00	1,522	1,826	1,500
6560 - Payroll Expenses						
01 - Salaries / Wages						
Administrative Assistant	46,800	46,800	3,900.00	29,949	35,939	26,600
Maintenance	131,200	131,200	10,933.33	122,861	147,433	135,500
Maintenance Supervisor	47,100	47,100	3,925.00	35,882	43,058	45,300
Security	109,300	109,300	9,108.33	71,853	86,224	104,200
02 - Payroll Taxes	25,575	25,575	2,131.25	22,333	26,800	24,800
03 - Payroll Fees	4,175	4,175	347.92	2,818	3,381	3,600
6570 - Pest Control Expenses						
01 - Monthly Contract	1,332	1,332	111.00	1,090	1,308	1,308
02 - Quarterly Contract	1,530	1,530	127.50	1,125	1,350	1,500
03 - Pest Control Expenses	740	740	61.67	617	740	692
6600 - Professional Fees						
Accounting Expenses	7,550	7,550	629.17	8,650	10,380	2,500
Legal Expenses	2,400	2,400	200.00	8,426	10,111	2,300

Country Club Tower of Coral Springs Association, Inc.
Estimated Operating Budget 2021 (continued)

	2021 Fully Funded Res	2021 Partially Funded Reserve	12 2021 Partially Funded Monthly	October 2020 YTD Actual	1 1/5 2020 Projected Actual	2020 Budget
Expenses (continued) :						
6610 - Refuse Collection						
01 - Monthly Contract	6,200	6,200	516.67	5,123	6,147	6,075
02 - Refuse Collection	3,000	3,000	250.00	1,920	2,964	3,125
6650 - Repairs & Maintenance (R&M) Expenses						
Elevator	9,600	9,600	800.00	6,118	7,341	10,200
Fire Testing & Monitoring	5,700	5,700	475.00	4,709	5,650	4,800
Repairs	7,200	7,200	600.00	6,028	7,234	15,000
Tree Trimming	330	330	27.50	350	420	1,200
6680 - Security Expenses						
Security & CCTV Equipment	360	360	30.00	306	367	1,800
6710 - Supplies Expense						
Cleaning Supplies	9,900	9,900	825.00	8,134	9,761	8,400
Covid-19 Supplies	6,000	6,000	500.00	8,983	10,779	-
Electric Supplies	1,200	1,200	100.00	1,075	1,290	2,500
Pool Supplies	900	900	75.00	440	527	3,000
Replacements	10,800	10,800	900.00	9,495	11,394	18,000
Uniforms	900	900	75.00	1,065	1,279	600
6780 - Tax Expense						
Federal Income Taxes	-	-	-	-	-	2,000
6800 - Telephone & Internet Expenses						
01 - Telephone Expenses	6,660	6,660	555.00	4,404	5,284	5,543
02 - Internet Expenses	1,020	1,020	85.00	717	860	997
03 - Cellphone Expenses	960	960	80.00	720	864	960
6820 - Utilities Expenses						
Electricity Services (FP&L)	69,000	69,000	5,750.00	56,853	68,224	73,000
Fuel & Gas	700	700	58.33	553	663	2,000
Water/Sewer Service	140,000	140,000	11,666.67	112,622	135,146	126,000
6870 - Water Tower Services						
01 - Monthly Contract	3,120	3,120	260.00	2,550	3,060	3,060
02 - Water Tower Services	2,100	2,100	175.00	1,980	1,980	2,240
9100 - Pooled Reserves						
9100 - Pooled Reserves		52,000	4,333.33	44,000	52,000	52,000
Fully Funded Reserves	716,669					
Total Expenses	1,707,326	1,042,656	86,888	859,996	1,003,030	1,015,545
Excess (Deficit) of Revenues Over Expenses	-	2,757	229.75	125,413	(1,252)	-
Full Funding Maintenance Increase	74%					

Country Club Tower of Coral Springs Association, Inc.
Fully Funded Reserve Calculation
2021 Budget Year

Description	Estimated Life 12/31/2021	Estimated Remaining Life	Estimated Cost 12/31/2021	Reserves Balance Estimated 12/31/2020	Fully Funded Reserve Assessment	Fully Fund Reserve Shortfall
Pooled Reserves				\$4,000.00		
Painting *						
Painting - Exterior	10	8	\$ 120,000		\$ 15,000	\$ 24,000
Painting - Interior	10	2	80,000		40,000	64,000
Paving *	33	21	182,000		8,667	66,182
Roofing *	10	8	150,000		18,750	30,000
Administration Offices	30	11	18,000		1,636	11,400
Air Conditioner - 12 floors+Lounge	18	16	120,000		7,500	13,333
Air Conditioner Lobby	18	17	12,000		706	667
Boiler	15	1	12,000		12,000	11,200
Carpeting	20	1	250,000		250,000	237,500
Cooling Tower	23	15	125,000		8,333	43,478
Cooling Tower Motor/Fan (roof)	13	2	20,000		10,000	16,923
Door, bipart automatic sliding	30	10	22,000		2,200	14,667
Electrical Wiring and Controls	50	5	75,000		15,000	67,500
Elevators - 3	30	25	605,000		24,200	100,833
Fire Equipment & Monitoring	25	6	150,000		25,000	114,000
Fire Pump	25	6	28,000		4,667	21,280
Generator	38	26	93,000		3,577	29,368
Hot Water Heaters - 12	13	1	13,000		13,000	12,000
Irrigation System - Landscape	20	1	30,000		30,000	28,500
Landscaping - Major Trees & Plants	25	10	30,000		3,000	18,000
Laundry Equipment - 36 pairs	15	5	58,000		11,600	38,667
Light Fixtures	30	1	15,600		15,600	15,080
Lounge/Lobby	15	2	45,000		22,500	39,000
Pool	20	1	50,000		50,000	47,500
Pumps - 3 Main	25	24	12,000		500	480
Roof Exhaust Fans - 36	20	18	24,000		1,333	2,400
Security Equipment & Monitoring	7	5	12,000		2,400	3,429
Tennis Courts	10	1	18,000		18,000	16,200
Tools/Equipment	15	5	30,000		6,000	20,000
Trash Compactor	15	1	23,000		23,000	21,467
Water Piping and Drains	30	2	145,000		72,500	135,333
Total			<u>\$ 2,567,600</u>	<u>\$4,000.00</u>	<u>\$ 716,669</u>	<u>\$ 1,264,387</u>

* Statutory reserve line items required by law "regardless of the amount of deferred maintenance expense or replacement cost".
Other reserve line items: "Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000".