

Country Club Tower of Coral Springs Association, Inc
2018 Maintenance Budgets

	2018 Fully Funded Res	2018 Modified Reserve	12 2018 Modified Monthly	September 2017 YTD Actual	1 1/3 2017 Projected Actual	2017 Budget
Revenues:						
Maintenance	\$ 1,355,684	\$ 782,199	\$ 65,183	\$ 588,584	778,226	\$ 782,199
Other Fees	200	200	17	10	13	200
Bulk Cable	95,680	95,680	7,973	71,622	92,983	86,000
Laundry	23,680	23,680	1,973	16,920	22,372	24,680
Antenna Rental	24,000	24,000	2,000	30,882	40,832	32,000
Sale/Lease Fees	6,000	6,000	500	6,582	8,703	5,000
Late Fees	1,500	1,500	125	1,892	2,502	800
Interest Income	3,200	3,200	267	1,822	2,409	750
Work Orders	15,000	15,000	1,250	13,628	18,019	6,000
Photocopy Fees	50	50	4	15	20	50
Misc. Income	12,000	12,000	1,000	3,342	4,419	1,000
Surplus/Loss	32,000	32,000	2,667	15,000	25,000	32,000
Total Revenues	1,568,994	995,509	82,959	750,299	995,497	970,679
Expenses:						
Payroll						
Manager						
Maintenance Supervisor	43,560	43,560	3,630	30,560	40,406	42,560
Secretary	32,000	32,000	2,667	22,467	29,706	32,000
Security	95,000	95,000	7,917	69,622	92,054	95,000
Maintenance	109,000	109,000	9,083	80,509	106,449	109,000
Payroll Taxes + Processing	24,600	24,600	2,050	18,366	24,284	22,600
Sub Total	304,160	304,160	25,347	221,524	292,899	301,160
Utilities						
Electric	78,000	78,000	6,500	48,540	64,180	78,000
Fuel and Gas	2,200	2,200	183	1,270	1,679	3,200
Telephone	7,600	7,600	633	5,344	7,066	5,600
Water & Sewer	110,000	110,000	9,167	67,592	89,370	102,000
Sub Total	197,800	197,800	16,483	122,746	162,295	188,800
Maintenance						
Cleaning Supplies	7,000	7,000	583	6,008	7,944	7,000
Cable TV	95,680	95,680	7,973	71,622	92,983	91,000
Monitor Equipment	4,000	4,000	333	3,896	5,151	4,000
Electric Supplies	2,000	2,000	167	1,221	1,614	2,000
Elevator Contract	9,800	9,800	817	6,400	8,462	10,800
Fire Testing	6,000	6,000	500	5,615	7,424	3,000
Lawn care	13,000	13,000	1,083	11,225	14,842	12,000
Landscaping	5,000	5,000	417	3,720	4,919	4,000
Tree Trimming	5,000	5,000	417	3,400	4,495	6,000
Pest Control	4,500	4,500	375	2,434	3,218	4,500
Pool Supplies	2,000	2,000	167	1,203	1,591	2,200
Refuse Collection	6,000	6,000	500	4,041	5,343	6,000
Uniforms	800	800	67	581	768	600
Water Tower	3,200	3,200	267	2,040	2,697	3,400
Repairs	35,000	35,000	2,917	32,991	43,621	25,000
Replacements	31,417	31,417	2,618	20,424	27,005	31,417
Golf Cart Contract			-	-	-	
Sub Total	230,397	230,397	19,200	176,821	232,077	212,917

	2018 Fully Funded Res	2018 Modified Reserve	2018 Modified Monthly	2017 YTD Actual	2017 Projected Actual	2017 Budget
Insurance						
Package Insurance	160,000	160,000	13,333	111,781	147,797	160,000
Workmans Compensation	9,816	9,816	818	6,569	8,686	11,816
Flood Insurance	-	-	-	-	-	-
Sub Total	169,816	169,816	14,151	118,350	156,482	171,816
Administrative						
Meeting Expense	600	600		386	510	-
Accounting	5,500	5,500	458	4,607	6,091	5,500
Advertising	250	250	21	70	93	250
Application Expense	2,500	2,500	208	2,425	3,206	2,500
Bad Debt	500	500	42	-	-	1,500
Legal	5,000	5,000	417	5,174	6,841	4,000
Federal and State Income Tax	7,000	7,000	583	5,269	6,967	9,000
Florida Unemployment Tax	-	-	-	-	-	-
Fees	1,100	1,100	92	749	990	1,100
Condo Assoc Fees	836	836	70	836	836	836
Postage	600	600		456	603	-
Office Supplies	4,500	4,500	375	3,399	4,494	6,500
Miscellaneous	4,500	4,500	375	4,861	6,427	2,500
Sub Total	32,886	32,886	2,641	28,232	37,059	33,686
Contingency	12,500	12,500	1,042	32,148	40,000	12,500
Non Recurring Expense	-	-			-	-
SBA Loan Payment	28,750	28,750	2,396	21,744	28,750	30,000
Reserves:						
Painting		9,750	813	1,950	9,750	9,750
Paving		1,500	125	-	1,500	1,500
Plumbing		6,950	579	7,950	6,950	6,950
Roofing		1,600	133	4,950	1,600	1,600
Fully Funded Reserves	592,685					
Sub Total	592,685	19,800	1,650	14,850	19,800	19,800
Total Expenses	1,568,994	996,109	82,909	736,415	969,362	970,679
Excess (Deficit) of Revenues Over Expenses	\$0.00	(\$600.00)	\$50.00	\$13,884.00	26,135	\$0.00
Full Funding Maintenance Increase	58%					

Country Club Tower of Coral Springs Association, Inc. Reserves Calculation 2018 Budget Year						
	Estimated Life	Estimated Remaining Life	Estimated Cost	Reserve Account Balance - Est 12/31/2017	Fully Funded Reserve Assessment - 2018	Fully Fund Reserve Shortfall
Description	12/31/2018	Life	12/31/2018			
Painting Exterior	10	1	\$ 195,000	\$ 13,675	\$ 181,325	\$ 161,825
Painting Interior	8	1	65,000		65,000	56,875
Paving Asphalt	33	24	150,000	6,595	(345)	34,314
Plumbing:						
Air Conditioner 12	13	2	40,000		20,000	33,846
Air Conditioner Lounge/Lobby	13	2	21,000	-	10,500	17,769
Fire Pump	23	9	29,000	-	3,222	17,652
Pumps - Three Main	13	3	9,000	-	3,000	6,923
Generator	38	29	75,000	-	2,586	17,763
Boiler	13	3	8,000	-	2,667	6,154
Cooling Tower	23	18	110,000	-	6,111	23,913
Hot Water Heaters	13	2	5,500	-	2,750	4,654
Water Piping	30	5	80,000	7,691	8,309	58,976
Elevators - Three	30	28	555,000		19,821	37,000
Roof Exhaust Fans	13	3	14,000		4,667	10,769
Trash Compactor	15	14	17,000		1,214	1,133
Roof	10	1	60,000	2,781	57,219	51,219
Laundry Equipment	13	7	58,000		8,286	26,769
Lounge/Lobby	13	6	35,500		5,917	19,115
Carpeting	13	1	155,000		155,000	143,077
Pool/Tennis	10	3	30,000		10,000	21,000
Administration Offices	30	14	10,000		714	5,333
Fire Equipment and Monitoring	23	9	110,000		12,222	66,957
Tools/Equipment	18	2	25,000		12,500	22,222
Total			\$ 1,662,000	\$ 30,742	\$ 592,685	\$ 845,259