

Country Club Tower of Coral Springs Association, Inc
2017 Maintenance Budgets

	2017 Fully Funded Res	2017 Modified Reserve	12 2017 Modified Monthly	September 2016 YTD Actual	1 1/3 2016 Projected Actual	2016 Budget
Revenues:						
Maintenance	\$ 1,070,614	\$ 782,199	\$ 65,183	\$ 584,407	780,199	\$ 782,199
Other Fees	200	200	17	50	150	200
Bulk Cable	86,000	86,000	7,167	63,669	84,183	84,000
Laundry	24,680	24,680	2,057	17,920	24,920	22,400
Antenna Rental	32,000	32,000	2,667	57,091	68,500	52,000
Sale/Lease Fees	5,000	5,000	417	5,100	5,400	3,400
Late Fees	800	800	67	1,765	1,800	500
Interest Income	750	750	63	613	811	100
Work Orders	6,000	6,000	500	7,798	8,800	3,000
Photocopy Fees	50	50	4	38	50	50
Misc. Income	1,000	1,000	83	917	1,000	1,000
Surplus/Loss	32,000	32,000	2,667	15,000	25,000	15,000
Total Revenues	1,259,094	970,679	80,890	754,368	1,000,813	963,849
Expenses:						
Payroll						
Manager						
Maintenance Supervisor	42,560	42,560	3,547	31,317	42,560	41,700
Secretary	32,000	32,000	2,667	19,019	30,779	32,000
Security	95,000	95,000	7,917	70,750	93,546	95,000
Maintenance	109,000	109,000	9,083	78,316	108,310	82,000
Payroll Taxes + Processing	22,600	22,600	1,883	17,683	18,683	24,600
Sub Total	301,160	301,160	25,097	217,085	293,878	275,300
Utilities						
Electric	78,000	78,000	6,500	56,301	77,000	75,000
Fuel and Gas	3,200	3,200	267	1,743	2,400	4,000
Telephone	5,600	5,600	467	5,160	5,600	5,500
Water & Sewer	102,000	102,000	8,500	73,572	99,072	90,000
Sub Total	188,800	188,800	15,733	136,776	184,072	174,500
Maintenance						
Cleaning Supplies	7,000	7,000	583	6,674	8,824	6,500
Cable TV	91,000	91,000	7,583	66,833	88,367	91,000
Monitor Equipment	4,000	4,000	333	8,648	5,000	5,000
Electric Supplies	2,000	2,000	167	397	2,000	3,015
Elevator Contract	10,800	10,800	900	312	2,400	-
Fire Testing	3,000	3,000	250	4,922	3,000	3,000
Lawn care	12,000	12,000	1,000	11,410	15,086	15,000
Landscaping	4,000	4,000	333	5,265	5,000	5,000
Tree Trimming	6,000	6,000	500	1,100	1,454	1,500
Pest Control	4,500	4,500	375	3,497	4,624	3,800
Pool Supplies	2,200	2,200	183	1,678	2,219	2,200
Refuse Collection	6,000	6,000	500	3,966	5,244	7,000
Uniforms	600	600	50	577	575	900
Water Tower	3,400	3,400	283	2,295	4,372	3,500
Repairs	25,000	25,000	2,083	23,154	30,614	35,000
Replacements	31,417	31,417	2,618	28,387	33,750	45,000
Golf Cart Contract			-	-	-	
Sub Total	212,917	212,917	17,743	169,115	212,529	227,415

	2017 Fully Funded Res	2017 Modified Reserve	2017 Modified Monthly	2016 YTD Actual	2016 Projected Actual	2016 Budget
Insurance						
Package Insurance	160,000	160,000	13,333	108,951	144,356	164,000
Workmans Compensation	11,816	11,816	985	7,777	10,816	11,816
Flood Insurance	-	-	-	-	-	500
Sub Total	171,816	171,816	14,318	116,728	155,172	176,316
Administrative						
Accounting	5,500	5,500	458	4,607	6,000	5,500
Advertising	250	250	21	70	93	450
Application Expense	2,500	2,500	208	2,350	3,107	1,882
Bad Debt	1,500	1,500	125	1,803	3,000	4,000
Legal	4,000	4,000	333	2,828	3,739	8,000
Federal and State Income Tax	9,000	9,000	750	6,480	8,568	12,000
Florida Unemployment Tax	-	-	-	-	-	500
Fees	1,100	1,100	92	856	1,132	650
Condo Assoc Fees	836	836	70	836	836	836
Office Supplies	6,500	6,500	542	5,337	7,057	6,500
Miscellaneous	2,500	2,500	208	1,857	2,455	6,000
Sub Total	33,686	33,686	2,807	27,024	35,986	46,318
Contingency	12,500	12,500	1,042	11,940	15,000	14,200
Non Recurring Expense	-	-			-	-
SBA Loan Payment	30,000	30,000	2,500	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	308,215					
Sub Total	308,215	19,800	1,650	14,850	19,800	19,800
Total Expenses	1,259,094	970,679	80,890	715,262	945,187	963,849
Excess (Deficit) of Revenues Over Expenses	\$0.00	\$0.00	\$0.00	\$39,106.00	\$55,625.74	\$0.00
Full Funding Maintenance Increase	73%					

Country Club Tower of Coral Springs Association, Inc. Reserves Calculation 2017 Budget Year						
	Estimated Life	Estimated Remaining Life	Estimated Cost	Reserve Account Balance - Est 12/31/2016	Fully Funded Reserve Assessment - 2017	Fully Fund Reserve Shortfall
Description	12/31/2016	12/31/2016	12/31/2016			
Painting Exterior	10	3	\$ 195,000	\$ 14,220	\$ 50,780	\$ 122,280
Painting Interior	8	2	65,000		32,500	48,750
Paving Asphalt	33	25	150,000	5,795	205	30,569
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	10	29,000	-	2,900	16,391
Pumps - Three Main	13	3	9,000	-	3,000	6,923
Generator	38	30	75,000	-	2,500	15,789
Boiler	13	3	8,000	-	2,667	6,154
Cooling Tower	23	19	110,000	-	5,789	19,130
Hot Water Heaters	13	2	5,500	-	2,750	4,654
Water Piping	30	5	80,000	5,257	10,743	61,410
Elevators - Three	30	29	555,000		19,138	18,500
Roof Exhaust Fans	13	3	14,000		4,667	10,769
Trash Compactor	15	3	17,000		5,667	13,600
Roof	10	4	60,000	424	14,576	35,576
Laundry Equipment	13	8	58,000		7,250	22,308
Lounge/Lobby	13	6	35,500		5,917	19,115
Carpeting	13	2	155,000		77,500	131,154
Pool/Tennis	10	3	30,000		10,000	21,000
Administration Offices	30	15	10,000		667	5,000
Fire Equipment and Monitoring	23	10	110,000		11,000	62,174
Tools/Equipment	18	2	15,000		7,500	13,333
Total			\$ 1,652,000	\$ 25,696	\$ 308,215	\$ 736,195