Country Club Tower of Coral Springs Association, Inc
2016 Maintenance Budgets

	2016 Fully Funded Res	2016 Modified Reserve	12 2016 Modified Monthly	September 2015 YTD Actual	1 1/3 2015 Projected Actual	2015 Budget
Revenues:						
Maintenance	$ 1,037,307	$ 782,199	$ 65,183	$ 543,141	714,441	$ 711,090
Other Fees	200	200	17	10	750	1,000
Bulk Cable	84,000	84,000	7,000	63,656	84,166	88,000
Laundry	22,400	22,400	1,867	16,900	21,445	24,000
Antenna Rental	52,000	52,000	4,333	57,025	68,500	78,000
Sale/Lease Fees	3,400	3,400	283	6,100	6,600	4,000
Late Fees	500	500	42	1,200	1,800	500
Interest Income	100	100	8	40	53	1,000
Work Orders	3,000	3,000	250	5,182	5,852	6,000
Photocopy Fees	50	50	4	9	11	50
Misc. Income	1,000	1,000	83	5,300	5,500	1,000
Surplus/Loss	15,000	15,000	1,250	15,000	15,000	5,000
Total Revenues	1,218,957	963,849	80,321	713,563	924,118	919,640
Expenses:						
Payroll						
Manager						
Maintenance Supervisor	45,700	45,700	3,808	29,746	39,330	41,500
Secretary	32,000	32,000	2,667	20,177	27,678	32,000
Security	95,000	95,000	7,917	69,242	91,552	93,000
Maintenance	86,000	86,000	7,167	58,190	78,290	86,960
Payroll Taxes	24,600	24,600	2,050	15,235	20,144	24,600
Sub Total	283,300	283,300	23,608	192,590	256,994	278,060
Utilities						
Electric	75,000	75,000	6,250	53,372	73,000	76,000
Fuel and Gas	4,000	4,000	333	2,818	3,726	3,000
Telephone	5,500	5,500	458	4,224	5,585	4,500
Water & Sewer	90,000	90,000	7,500	63,776	86,325	74,200
Sub Total	174,500	174,500	14,542	124,190	168,636	157,700
Maintenance						
Cleaning Supplies	6,500	6,500	542	4,936	6,526	5,000
Cable TV	91,000	91,000	7,583	66,788	88,307	88,000
Monitor Equipment	5,000	5,000	417	1,218	1,610	200
Electric Supplies	3,015	3,015	251	1,531	2,024	1,500
Elevator Contract	-	-	-	13,267	13,267	
Fire Testing	3,000	3,000	250	2,191	2,897	4,000
Lawncare	15,000	15,000	1,250	10,030	13,262	14,000
Landscaping	5,000	5,000	417	3,431	4,000	4,500
Tree Trimming	1,500	1,500	125	2,900	3,834	8,000
Pest Control	3,800	3,800	317	2,099	2,775	2,800
Pool Supplies	2,200	2,200	183	1,452	1,920	2,000
Refuse Collection	7,000	7,000	583	3,865	5,110	7,000
Uniforms	900	900	75	287	575	800
Water Tower	3,500	3,500	292	2,550	4,372	2,500
Repairs	35,000	35,000	2,917	14,853	19,639	20,000
Replacements	45,000	45,000	3,750	9,762	15,907	14,000
Golf Cart Contract			-	-	-	
Sub Total	227,415	227,415	18,951	141,161	186,027	174,300

	2016 Fully Funded Res	2016 Modified Reserve	2016 Modified Monthly	2015 YTD Actual	2015 Projected Actual	2015 Budget
Insurance						
Package Insurance	164,000	164,000	13,667	124,356	144,356	192,000
Workmans Compensation	11,816	11,816	985	6,130	8,105	9,816
Flood Insurance	500	500	42	-	-	500
Sub Total	176,316	176,316	14,693	130,486	152,461	202,316
Administrative						
Accounting	5,500	5,500	458	7,749	8,000	7,500
Advertising	450	450	38	-	-	250
Application Expense	1,882	1,882	157	1,650	2,182	3,000
Bad Debt	4,000	4,000	333	30	3,000	7,000
Legal	8,000	8,000	667	1,500	1,983	9,000
Federal and State Income Tax	12,000	12,000	1,000	9,774	12,923	12,500
Florida Unemployment Tax	500	500	42	500	661	500
Fees	650	650	54	664	878	1,200
Condo Assoc Fees	836	836	70	836	836	418
Office Supplies	6,500	6,500	542	4,500	5,950	5,500
Miscellaneous	6,000	6,000	500	4,196	5,548	4,596
Sub Total	46,318	46,318	3,860	31,399	41,961	51,464
Contingency	6,200	6,200	517	560	1,500	6,000
Non Recurring Expense	-	-			22,000	-
SBA Loan Payment	30,000	30,000	2,500	21,744	28,750	30,000
Reserves:						
Painting		9,750	813	-	1,520	9,750
Paving		1,500	125	-	1,000	1,500
Plumbing		6,950	579	15,800	19,550	6,950
Roofing		1,600	133	4,000	5,000	1,600
Fully Funded Reserves	274,908					
Sub Total	274,908	19,800	1,650	19,800	27,070	19,800
Total Expenses	1,218,957	963,849	80,321	661,930	863,398	919,640
Excess (Deficit) of Revenues Over Expenses	$0.00	$0.00	$0.00	$51,632.59	$60,719.65	$0.00
Full Funding Maintenance Increase	75%					
Plus 10% 2016 Maintenance increase	85%					

Description	Estimated Life 12/31/2015	Estimated Remaining Life	Estimated Cost 12/31/2015	Reserve Account Balance - Est 12/31/2015	Fully Funded Reserve Assessment - 2016	Fully Fund Reserve Shortfall
Country Club Tower						
of Coral Springs Association, Inc.						
Reserves Calculation						
2016 Budget Year						
Painting Exterior	10	5	$ 195,000	$ 2,250	$ 36,750	$ 95,250
Painting Interior	8	2	65,000		32,500	48,750
Paving Asphalt	33	26	150,000	4,295	1,474	27,523
Plumbing:						
Air Conditioner 12	13	2	40,000		20,000	33,846
Air Conditioner Lounge/Lobby	13	3	21,000	-	7,000	16,154
Fire Pump	23	11	29,000	-	2,636	15,130
Pumps - Three Main	13	3	9,000	-	3,000	6,923
Generator	38	31	75,000	-	2,419	13,816
Boiler	13	3	8,000	-	2,667	6,154
Cooling Tower	23	20	110,000	-	5,500	14,348
Hot Water Heaters	13	2	5,500	-	2,750	4,654
Water Piping	30	5	80,000	12,500	3,500	54,167
Elevators - Three	30	30	555,000		18,500	-
Roof Exhaust Fans	13	3	14,000		4,667	10,769
Trash Compactor	15	4	17,000		4,250	12,467
Roof	10	4	60,000	2,400	12,600	33,600
Laundry Equipment	13	9	58,000		6,444	17,846
Lounge/Lobby	13	6	35,500		5,917	19,115
Carpeting	13	2	155,000		77,500	131,154
Pool/Tennis	10	4	30,000		7,500	18,000
Administration Offices	30	15	10,000		667	5,000
Fire Equipment and Monitoring	23	12	110,000		9,167	52,609
Tools/Equipment	18	2	15,000		7,500	13,333
Total			$ 1,652,000	$ 21,445	$ 274,908	$ 650,608