

CENTURY PARK I CONDOMINIUM ASSOCIATION

BUDGET
JAN. 1, 2018 - DEC. 31, 2018

INCOME

	<u>Annually</u>
Assessments Fees	\$ 757,118.00
Reserves	\$ 120,000.00
Clubhouse Expenses	\$ 44,340.00
Recreation Reserves	\$ 5,102.04
Hurricane Contingencies	\$ 5,040.00
Bank Acct Interest	\$ 1,560.00
Decals & Keys	\$ 1,080.00
Late Fees	\$ 2,700.00
Late Assessment Interest	\$ 120.00
Misc & Violations	\$ 3,240.00
Parking Permits	\$ 14,400.00
Previous Fund Balance	\$ 60,000.00
Rental Clubhouse	\$ 816.00
Total Income	\$ 1,015,516.04

EXPENSES

Administrative Expenses

Accounting Year End Audit & Tax Return	\$ 7,200.00
Bank Charges	\$ 600.00
Bookkeeping & Consulting	\$ 36,000.00
DBPR Fees (Condominium)	\$ 1,272.00
Collection Contingencies	\$ 12,000.00
Corp Annual Report	\$ 276.00
Coupons	\$ 636.00
Legal Fee	\$ 12,000.00
On Site Office Supplies	\$ 3,600.00
On site Staff, Payroll Taxes & Services	\$ 49,000.00
Postage, Printing, Supplies	\$ 6,000.00
Storage	\$ 168.00
Total Administrative Expenses	\$ 128,752.00

Insurance Expense

Directors & Officers Liability	\$ 3,180.00
Fidelity Bond	\$ 1,236.00
Liability (General)	\$ 13,620.00
Hazard (Property)	\$ 101,400.00
Umbrella	\$ 4,320.00
Workmens Compensation	\$ 780.00
Premium Interest/Fin Tx/Doc Stamp	\$ 2,100.00
Total Insurance Expenses	\$ 126,636.00

Maintenance Expense

Alarm Monitoring	\$ 57,168.00
Bldgs Hallway (New Floors) Maintenance	\$ 10,800.00
Contingencies & Petty Cash	\$ 12,000.00
Fire Alarm Inspection	\$ 2,400.00
Fire Alarm Monitoring & Radio Lease	\$ 10,800.00
Fire Prevention Equipment & Repairs	\$ 3,300.00
Backflow TEST	\$ 3,960.00
General Maintenance & Repairs, Retainer	\$ 69,000.00
Janitorial & Cleaning	\$ 36,000.00
Landscaping Replacement	\$ 36,000.00
Lawn Irrigation (Sprinklers Repairs)	\$ 10,800.00
Lawn Maintenance (27 cuts Annually)	\$ 47,928.00
Maintenane Supplies	\$ 15,300.00
Pest Control & Fertilizer	\$ 7,008.00
Pool Miantenance (East & West) 50% share	\$ 6,240.00
Pool Permits & Licenses	\$ 1,500.00
Pool Suplies & Repairs 50% share	\$ 3,600.00
Security Guard	\$ 86,000.00
Tree Trimming (once annually)	\$ 32,000.00
Waste Collection & Recycling	\$ 46,600.00
Trash Pick up	\$ 1,200.00
Total Maintenance Expenses	\$ 499,604.00

Utilities Expenses

Electricity	\$ 50,000.00
FP&L Street Lights Premium	\$ 26,850.00
Telephone (Office Clubhouse)	\$ 4,392.00
Water & Sewer, Fire Hydrants	\$ 4,800.00
Total Utilities Expenses	\$ 86,042.00

Sub-Total Condominium Expenses **\$ 841,034.00**

Century Park I Budget Cont.

Clubhouse 46% of the Actual Expenses (1)

General Maintenance	\$	7,200.00
Insurance Property & Liability (Total	\$	3,000.00
Main Pool & Fountains	\$	10,800.00
Pool Permits	\$	600.00
Pool Supplies & Exp.	\$	5,520.00
Security	\$	2,292.00
Alarm Monitoring	\$	360.00
Electricity	\$	6,000.00
Janitorial	\$	2,640.00
Water & Sewer	\$	5,928.00
Total Recreation Expenses	\$	44,340.00

Total Operating Expenses **\$ 885,374.00**

Pooled Community Reserves **\$ 120,000.00**

Pooled Recreation Reserves **\$ 5,102.04**

Hurricane Contingencies **\$ 5,040.00**

Total Expenses **\$ 1,015,516.04**

46% CPI Share of Recreational Reserves (1)

50% CP1 share East & West Pools Resurfacing

ASSESSMENTS

<u>Number of Units</u>	<u>Monthly Maintenance</u>	<u>Monthly Reserve</u>	<u>Monthly Clubhouse Expense</u>	<u>Recreation Reserves</u>	<u>Hurricane Contingencies</u>	<u>2018 Fees</u>	<u>2017 Fees</u>
318	\$ 198.41	\$ 31.45	\$ 11.62	\$ 1.34	\$ 1.32	\$ 244.13	\$ 234.00

Round Off **\$ 244**