

The Golfview Club At Fontainebleau Park Condominium #4

Budget 2018

77 Units

Income	Annually
Assessments	\$198,117.33
Reserve	\$ 15,533.17
Late Fees	\$ 840.00
Entry Card Income	\$ 75.00
Laundry	\$ 5,000.00
Total Income	\$219,565.50

Expenses

Administrative Expenses

Accounting	\$ 1,200.00
Annual Corporate Report	\$ 62.00
Bank Charges	\$ 108.00
Bureau of Condominiums	\$ 308.00
Legal Fees	\$ 1,300.00
Management Fees	\$ 11,088.00
Payment Coupons	\$ 170.00
Postage, Copies & Printing	\$ 1,600.00
Storage (boxes)	\$ 153.00
Total Administrative Expenses	\$ 15,989.00

Insurance Expenses

Insurance(Property, G/L, D&O, Crime, Umb,)	\$ 45,297.33
Flood	\$ 5,821.00
Workers Comp	\$ 698.00
Total Insurance Expenses	\$ 51,816.33

Maintenance Expenses

Contingencies	\$ 1,200.00
Electricity	\$ 14,990.00
Elevator Maintenance	\$ 8,976.00
Elevator Repairs	\$ 1,400.00
Fire Alarm Repairs	\$ 200.00
Fire Equipment Maintenance	\$ 1,200.00
Lawn Maintenance	\$ 3,730.00
Janitorial Maintenance Personnel	\$ 26,916.00
Permits & Licenses	\$ 400.00
Pest Control	\$ 1,350.00
Repairs & Maintenance	\$ 15,900.00
Swimming Pool Maintenance	\$ 1,800.00
Swimming Pool Repairs	\$ 300.00
Telephone: Intercom/Elevator	\$ 5,195.00
Trash Removal & Recycling	\$ 14,305.00
Tree Trimming	\$ 1,200.00
Uncollected Debt Allowance	\$ 200.00
Water & Sewer	\$ 36,965.00
Total Maintenance Expenses	\$136,227.00

Total Operational Expenses \$204,032.33

Reserves 15,533.17

TOTAL EXPENSES 219,565.50

		Monthly		New	
	%	Assessment		2018	2017
42 Units	0.0117	\$ 208.31	\$ 8,748.99	\$208	\$208.00
7 units	0.012	\$ 213.65	\$ 1,495.55	\$214	\$214.00
6 units	0.0176	\$ 313.35	\$ 1,880.12	\$313	\$313.00
1 unit	0.0178	\$ 316.91	\$ 316.91	\$317	\$317.00
18 units	0.0143	\$ 254.60	\$ 4,582.80	\$255	\$255.00
3 units	0.0146	\$ 259.94	\$ 779.82	\$260	\$260.00
77 Units		\$ 1,566.77	\$ 17,804.21	\$213,650.50	

(42 Units) 101-601, 102-602, 103-603, 104-604, 105-605, 106-606, and 107-607

(7 Units) 701, 702, 703, 704, 705, 706, and 707

(6 Units) 108, 208, 308, 408, 508, and 608

(1 Unit) 708

(18 Units) 109-609, 110-610, and 111-611

(3 Units) 709, 710, and 711

**The Golfview Club At Fontainebleau Park Condominium #4
RESERVES SCHEDULE/2018**

Items	Replacement Cost	Expected Reserves Year 2017	Fundable Reserves	Remaining Life	Annual Amount	Monthly Amount
Roof	96,000.00	17,175.56	78,824.44	16	\$ 4,926.53	\$ 410.54
Painting	60,000.00	0.00	60,000.00	16	\$ 3,750.00	\$ 312.50
Resurfacing	6,000.00	2,971.17	3,028.83	4	\$ 757.21	\$ 63.10
Water Pump	22,000.00	4,400.11	17,599.89	16	\$ 1,099.99	\$ 91.67
Elevator	150,000.00	15,015.00	134,985.00	27	\$ 4,999.44	\$ 416.62
Total	334,000.00	39,561.84	294,438.16		15,533.17	\$ 1,294.43