

The Falls at New Tampa COA Operating Budget January 1, 2020-December 31, 2020

<u>GL Code</u>	<u>INCOME</u>	<u>Annually</u>	<u>Monthly</u>
4010	INCOME FROM ASSESSMENTS	\$ 1,239,312.00	\$ 103,276.00
	INCOME FROM RESERVES	\$ 1,364,316.00	\$ 113,693.00
4810	LATE FEE	\$ -	\$ -
4850	LEGAL FEES	\$ -	\$ -
4870	INTEREST INCOME	\$ -	\$ -
4875	NSF FEE	\$ -	\$ -
4920	MISC. INCOME	\$ -	\$ -
	TOTAL INCOME	\$ 2,603,627.99	\$ 216,969.00
4560	BAD DEBT	\$ 5,000.00	\$ 416.67
	<u>ADMINISTRATION EXPENSES</u>	<u>Annually</u>	<u>Monthly</u>
6560	SALARIES, TAXES AND BENEFITS	\$ 302,628.00	\$ 25,219.00
8470	PROMISSORY NOTE	\$ -	\$ -
5280	MANAGEMENT FEES	\$ 54,912.00	\$ 4,576.00
5150	BANK FEES	\$ -	\$ -
5142	PROFESSIONAL FEES / LEGAL FEES	\$ 10,000.00	\$ 833.33
5172	OFFICE EXPENSE/UNIFORMS/POSTAGE	\$ 22,000.00	\$ 1,833.33
5210	ANNUAL FEES & LICENSES/CONDO FEE PAID TO DIVISION	\$ 3,000.00	\$ 250.00
5281	PROPERTY INSURANCE	\$ 108,000.00	\$ 9,000.00
	TOTAL ADMINISTRATION EXPENSES	\$ 505,540.00	\$ 42,128.33
	<u>OPERATIONAL EXPENSES</u>	<u>Annually</u>	<u>Monthly</u>
5990	CONCIERGE / GUARD SERVICE	\$ -	\$ -
5360	JANITORIAL SERVICES	\$ 7,800.00	\$ 650.00
5547	LAKE MAINTENANCE	\$ 1,800.00	\$ 150.00
5500	LANDSCAPE/IRRIGATION MAINTENANCE	\$ 124,111.00	\$ 10,342.58
5800	PLUMBING	\$ -	\$ -
5870	POOL/SPA MAINTENANCE	\$ 12,800.00	\$ 1,066.67
5470	PEST CONTROL	\$ 12,000.00	\$ 1,000.00
5315	FIRE SAFETY & EQUIP ANNUAL INSPECTION	\$ 33,000.00	\$ 2,750.00
5953	ROOF MAINTENANCE	\$ -	\$ -
5951	BUILDING REPAIR AND MAINTENANCE	\$ 82,050.85	\$ 6,837.57
5952	EXTERIOR BUILDING	\$ -	\$ -
5992	ACCESS CONTROL	\$ 8,084.15	\$ 673.68
	TOTAL OPERATIONAL EXPENSES	\$ 281,646.00	\$ 23,470.50
	<u>UTILITY EXPENSES</u>	<u>Annually</u>	<u>Monthly</u>
5999	ELECTRICITY	\$ 56,015.00	\$ 4,667.92
5192	TELEPHONE EXPENSES	\$ 3,718.00	\$ 309.83
6100	WATER AND SEWER	\$ 299,998.00	\$ 24,999.83
4855	WATER AND SEWER REIMBURSEMENT	\$ -	\$ -
6050	TRASH REMOVAL	\$ 92,395.00	\$ 7,699.58
6060	GAS	\$ -	\$ -
	TOTAL UTILITIES	\$ 452,126.00	\$ 37,677.17

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<u>RESERVE FUNDING</u>	Annually	Monthly
Asphalt - Seal / Repair	\$ 11,952.00	\$ 996.00
Asphalt - Resurface	\$ 300,300.00	\$ 25,025.00
Site Fencing: Metal - Repair / Paint	\$ 6,360.00	\$ 530.00
Site Fencing: Metal - Replace	\$ 3,972.00	\$ 331.00
Site Fencing: Chain Link - Replace	\$ 2,364.00	\$ 197.00
Entry Gates - Replace	\$ 12,084.00	\$ 1,007.00
Trellis - Replace	\$ 3,660.00	\$ 305.00
Mailboxes - Replace	\$ 7,128.00	\$ 594.00
Sign / Monument - Refurbish / Replace	\$ 1,008.00	\$ 84.00
Street Lights - Replace	\$ 13,128.00	\$ 1,094.00
Bridges - Replace Deck / Rails	\$ 2,040.00	\$ 170.00
Exterior Lightgs - Replace	\$ 27,900.00	\$ 2,325.00
Balcony / Walk / Stair Rails - Repaint	\$ 60,204.00	\$ 5,017.00
Walkway Decks - Clean / Seal / Repair	\$ 62,256.00	\$ 5,188.00
Walkway Decks - Resurface / Restore	\$ 398,400.00	\$ 33,200.00
Building Exteriors - Seal / Paint	\$ 98,004.00	\$ 8,167.00
Garage Doors - Replace	\$ 5,304.00	\$ 442.00
Tile Roofs - Replace	\$ 205,128.00	\$ 17,094.00
Golf Carts - Replace (Partial)	\$ 12,000.00	\$ 1,000.00
Intercom / Entry System - Replace	\$ 5,304.00	\$ 442.00
Gate Operators (Arbor Isle) - Replace	\$ 5,844.00	\$ 487.00
Gate Operators - (Fletcher) - Replace	\$ 5,844.00	\$ 487.00
Cabana / Laundry HVAC - Replace	\$ 3,204.00	\$ 267.00
Clubhouse HVAC - Replace (Partial)	\$ 9,900.00	\$ 825.00
Security System - Modernize	\$ 15,000.00	\$ 1,250.00
Fire Alarm System - Modernize	\$ 62,556.00	\$ 5,213.00
Exit / Emergency Lights - Replace	\$ 1,356.00	\$ 113.00
Lift Station Pumps - Replace	\$ 2,004.00	\$ 167.00
Lift Station Controls - Replace	\$ 300.00	\$ 25.00
Irrigation Pump - Replace	\$ 6,000.00	\$ 500.00
Waterfall Equipment - Replace (Partial)	\$ 2,760.00	\$ 230.00
Pond Fountain - Replace	\$ 15,000.00	\$ 1,250.00
Pool Area Lights - Replace	\$ 2,400.00	\$ 200.00
Interior Surfaces - Repaint	\$ 13,404.00	\$ 1,117.00
Tile Flooring - Replace	\$ 2,724.00	\$ 227.00
Carpeting - Replace	\$ 5,208.00	\$ 434.00
Wood Flooring - Replace	\$ 4,212.00	\$ 351.00
Vinyl Flooring - Replace	\$ 312.00	\$ 26.00
Fitness Equipment -Replace (Partial)	\$ 4,176.00	\$ 348.00
Clubhouse Interior - Refurbish	\$ 20,004.00	\$ 1,667.00
Bathrooms - Remodel	\$ 7,008.00	\$ 584.00
Pool / Patio Furniture - Replace	\$ 1,560.00	\$ 130.00
Pool Decks - Seal / Repair	\$ 4,308.00	\$ 359.00
Pool Decks - Resurface	\$ 34,260.00	\$ 2,855.00
Pool Fences - Repair / Paint	\$ 1,440.00	\$ 120.00
Pool Fences - Replace	\$ 3,600.00	\$ 300.00
Pools / Spa - Resurface	\$ 37,560.00	\$ 3,130.00
Spa Heater - Replace	\$ 4,200.00	\$ 350.00
Pool / Spa Pumps - Repair / Replace	\$ 4,200.00	\$ 350.00
Tennis Court - Re-coat	\$ 4,500.00	\$ 375.00
Tennis Court - Resurface	\$ 4,500.00	\$ 375.00
Tennis Court - Fencing - Replace	\$ 2,760.00	\$ 230.00
Tennis Court Lighting - Replace	\$ 2,340.00	\$ 195.00
TOTAL RESERVES	\$ 1,532,940.00	\$ 127,745.00
	Annually	Monthly
TOTAL CONDOMINIUM EXPENSES	\$ 1,239,312.00	\$ 103,276.00
TOTAL CONDOMINIUM EXPENSES WITH PARTIAL RESERVES	\$ 1,364,316.00	\$ 113,693.00
TOTAL CONDOMINIUM EXPENSES WITH RESERVES	\$ 2,772,252.00	\$ 231,021.00