

The Falls at New Tampa COA Operating Budget January 1, 2021-December 31, 2021

<u>GL Code</u>	<u>INCOME</u>	<u>Annually</u>	<u>Monthly</u>
4010	INCOME FROM ASSESSMENTS	\$ 1,275,557.00	\$ 106,297.00
	INCOME FROM RESERVES	\$ 1,389,892.00	\$ 115,824.33
4810	LATE FEE	\$ -	\$ -
4850	LEGAL FEES	\$ -	\$ -
4870	INTEREST INCOME	\$ -	\$ -
4875	NSF FEE	\$ -	\$ -
4920	MISC. INCOME	\$ -	\$ -
	TOTAL INCOME	\$ 2,665,449.00	\$ 222,121.33
4560	BAD DEBT	\$ 5,000.00	\$ 416.67
	<u>ADMINISTRATION EXPENSES</u>	<u>Annually</u>	<u>Monthly</u>
6560	SALARIES, TAXES AND BENEFITS	\$ 303,385.00	\$ 25,282.08
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	\$ 20,000.00	\$ 1,666.67
5210	ANNUAL FEES & LICENSES/CONDO FEE PAID TO DIVISION	\$ 2,500.00	\$ 208.33
5281	PROPERTY INSURANCE	\$ 155,000.00	\$ 12,916.67
	TOTAL ADMINISTRATION EXPENSES	\$ 550,797.00	\$ 45,899.75
	<u>OPERATIONAL EXPENSES</u>	<u>Annually</u>	<u>Monthly</u>
5990	CONCIERGE / GUARD SERVICE	\$ -	\$ -
5360	JANITORIAL SERVICES	\$ 8,840.00	\$ 736.67
5547	LAKE MAINTENANCE	\$ 3,900.00	\$ 325.00
5500	LANDSCAPE/IRRIGATION MAINTENANCE	\$ 121,139.00	\$ 10,094.92
5800	PLUMBING	\$ -	\$ -
5870	POOL/SPA MAINTENANCE	\$ 12,000.00	\$ 1,000.00
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	\$ 80,000.00	\$ 6,666.67
5952	EXTERIOR BUILDING	\$ -	\$ -
5992	ACCESS CONTROL	\$ 10,000.00	\$ 833.33
	TOTAL OPERATIONAL EXPENSES	\$ 280,879.00	\$ 23,406.58
	<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	\$ 84,150.00	\$ 7,012.50
6060	GAS	\$ -	\$ -
	TOTAL UTILITIES	\$ 443,881.00	\$ 36,990.08

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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	\$ 4,536.00	\$ 378.00
Site Fencing: Chain Link - Replace	\$ 2,508.00	\$ 209.00
Entry Gates - Replace	\$ 13,800.00	\$ 1,150.00
Trellis - Replace	\$ 3,660.00	\$ 305.00
Mailboxes - Replace	\$ 10,680.00	\$ 890.00
Sign / Monument - Refurbish / Replace	\$ 1,500.00	\$ 125.00
Street Lights - Replace	\$ 15,000.00	\$ 1,250.00
Bridges - Replace Deck / Rails	\$ 2,340.00	\$ 195.00
Exterior Lightgs - Replace	\$ 41,856.00	\$ 3,488.00
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	\$ 5,736.00	\$ 478.00
Tile Roofs - Replace	\$ 234,432.00	\$ 19,536.00
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	\$ 1,548.00	\$ 129.00
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	\$ 3,600.00	\$ 300.00
Interior Surfaces - Repaint	\$ 13,404.00	\$ 1,117.00
Tile Flooring - Replace	\$ 3,108.00	\$ 259.00
Carpeting - Replace	\$ 5,208.00	\$ 434.00
Wood Flooring - Replace	\$ 4,812.00	\$ 401.00
Vinyl Flooring - Replace	\$ 348.00	\$ 29.00
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	\$ 4,116.00	\$ 343.00
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	\$ 6,756.00	\$ 563.00
Tennis Court - Fencing - Replace	\$ 4,128.00	\$ 344.00
Tennis Court Lighting - Replace	\$ 3,504.00	\$ 292.00
TOTAL RESERVES	\$ 1,592,988.00	\$ 132,749.00
	Annually	Monthly
TOTAL CONDOMINIUM EXPENSES	\$ 1,275,557.00	\$ 106,297.00
TOTAL CONDOMINIUM EXPENSES WITH PARTIAL RESERVES	\$ 1,389,892.00	\$ 115,825.00
TOTAL CONDOMINIUM EXPENSES WITH RESERVES	\$ 2,868,545.00	\$ 239,046.00