

**S.V. Condominium Association, Inc.
2022 Approved Budget**

		2021 Budget	2022 Budget
	Association Expense		
	Utilities		
5200	Gas	\$0	\$0
5210	Water & Sewer	\$10,000	\$10,000
5220	Electricity	\$40,000	\$42,000
5260	Trash removal	\$30,000	\$19,000
	Subtotal	\$80,000	\$71,000
	Maintenance - Contract		
5300	Landscaping	\$78,500	\$79,000
5305	Weed Control	\$20,000	\$21,000
5315	Landscape Replacement	\$10,000	\$6,000
5317	Lava Rock	\$8,000	\$6,000
5320	Tree Trimming & Maint	\$8,000	\$7,000
5330	Irrigation System Service	\$3,000	\$3,000
5370	Exterminating - rodents	\$10,000	\$10,000
5390	Equipment	\$2,500	\$2,500
	Subtotal	\$140,000	\$134,500
	Maintenance - General Repairs		
5460	Supplies	\$3,000	\$3,000
5466	Pool Service	\$29,000	\$30,000
5467	Pool Supplies	\$1,000	\$1,000
5469	Pool Repairs	\$2,500	\$2,500
5490	Irrigation System	\$20,000	\$20,000
5495	Building Repairs	\$1,000	\$1,000
5510	Signage	\$500	\$500
5580	Pressure Washing	\$10,000	\$1,000
5640	Miscellaneous - Fire extinguishers	\$500	\$500
5670	Roof Repair	\$500	\$500
	Subtotal	\$68,000	\$60,000
	Personnel		
6805	Manager Salary	\$56,000	\$55,000
6810	Maintenance Wages	\$40,000	\$59,000
6820	Employee Benefits	\$6,700	\$7,000
6825	Workers Comp Insurance	\$3,500	\$4,000
6830	Education/Certification	\$500	\$500

6840	Employee Bonuses	\$1,000	\$1,000
6850	Company Matching - FICA @ .062	\$6,000	\$6,000
6850	Company Matching - Medicare @ .0145	\$1,000	\$1,000
6851	Fed Unemployment Ins. @.06	\$150	\$150
6852	Florida Unemployment Ins.@ .056	\$100	\$150
6860	Mileage	\$0	\$1,500
	Subtotal	\$114,950	\$135,300
	Professional Fees		
7010	Professional Fees	\$16,500	\$17,000
7070	Security Services	\$1,000	\$1,000
7200	Legal Fees	\$5,000	\$2,500
7220	Accounting & Audit	\$1,000	\$1,500
	Subtotal	\$23,500	\$22,000
	Administrative		
7420	Office Equipment	\$500	\$1,000
7430	Office Supplies	\$1,000	\$1,500
7435	Printing & Reproduction	\$3,000	\$2,000
7440	Cellular Phone	\$600	\$600
7450	Postage & Delivery	\$2,500	\$1,500
7460	Internet Connection-Phone	\$2,500	\$2,500
7490	Contingency - Unexpected Expense	\$10,000	\$7,500
7620	Bank Charges	\$1,500	\$1,500
7680	License, Fees & Permits	\$300	\$300
7689	Income Taxes	\$3,000	\$3,000
7693	Corporation Fees	\$100	\$100
	Subtotal	\$25,000	\$21,500
	Total Assoc. Expense	\$451,450	\$444,300

	Total Condo Expense (page 4)	\$264,720	\$276,720
	Combined Expense	\$716,170	\$721,020
	Association Resrv/Cap Allocation		
8040	Paving/Sidewalk Repair	\$20,000	\$12,550
8050	Painting (Clubhouse/Pool Houses)	\$1,051	\$1,043
8060	Roof	\$2,642	\$2,642
8075	Sealcoating	\$10,500	\$2,500
8090	Perimeter Wall Paint	\$0	\$0
8100	Pool Resurfacing	\$8,356	\$8,356
8101	Pool Pavers	\$3,750	\$3,747
8160	HVAC - 4 units in Clubhouse	\$0	\$0
8170	Tennis Court Resurfacing	\$0	\$0
8240	Insurance	\$150,000	\$170,000
	Total Assoc Resrv/Cap Allocation	\$196,299	\$200,838
	Total Condo Resrv/Cap Alloc (pg 4)	\$128,367	\$120,365
	Combined Resrv/Cap Allocation	\$324,666	\$321,203
	Total Expense & Resrv/Cap Alloc.	\$1,040,836	\$1,042,223
	Less: Miscellaneous Income		
4390	Admin Fees - Estoppel Letter	\$5,000	\$5,000
4510	Laundry Room	\$0	\$0
4600	Clubhouse Rental	\$0	\$0
	Total Miscellaneous Income	\$5,000	\$5,000
	Annual Revenue from Assessments	\$1,035,836	\$1,037,223
	Monthly unit assessment	\$255	\$255

Annual Revenue - Combined Resrv/Cap Allocation = Combined Expense - Mis

Expense	Acct #		Acct #		Acct #		Acct #		Acct #	
Utilities -Water & Sewer	5211	\$ 53,000	5212	\$ 60,000	5213	\$ 67,000	5214	\$ 42,000		
Maintenance - Plumbing	5561	\$3,000	5562	\$5,000	5563	\$4,000	5564	\$2,000		
Maintenance - Electrical	5571	\$1,000	5572	\$1,000	5573	\$1,000	5574	\$1,000		
Maintenance - Termite Bond	5641	\$5,880	5642	\$6,720	5643	\$7,140	5644	\$5,600		
Maintenance - Roof	5671	\$1,000	5672	\$1,000	5673	\$1,000	5674	\$1,000		
Accounting & Audit	7221	\$1,500	7222	\$1,500	7223	\$1,500	7224	\$1,500		
Fees to the Division	7281	\$310	7282	\$385	7283	\$375	7284	\$310		
Total Condo Expense		\$65,690		\$75,605		\$82,015		\$53,410		
Reserve Allocation										
Painting	8051	\$5,295	8052	\$5,938	8053	\$6,277	8054	\$4,958		
Roof	8061	\$20,666	8062	\$22,537	8063	\$24,835	8064	\$17,302		
Replumbing	8031	\$1,000	8032	\$1,000	8033	\$1,000	8034	\$1,000		
Electrical Panels	8212	\$0	8213	\$0	8214	\$0	8215	\$0		
Termite Treatment -2025	8291	\$1,884	8292	\$2,445	8293	\$2,310	8294	\$1,918		
Total Condo Resrv & Cap Alloc		\$28,845		\$31,920		\$34,422		\$25,178		