

2019 Florencia Approved Budget

Income and Expenses	2018 Budget	2018 Projected	2019 Budget
Income			
Operating assessments	\$1,166,430	\$1,166,430	\$1,159,160
Reserve assessments	371,110	371,110	378,380
Other income	38,820	51,760	52,000
Total Income	\$1,576,360	\$1,589,300	\$1,589,540
Expenses			
Building supplies	\$12,000	\$9,700	\$10,000
Housekeeping supplies	4,000	3,200	3,500
Depreciation	5,100	5,075	5,300
Housekeeping service	61,000	59,525	68,500
Window cleaning	10,370	10,320	11,040
Miscellaneous	30,100	33,550	30,300
Total Building Maintenance-General	\$122,570	\$121,370	\$128,640
Elevator	\$48,500	\$49,070	\$44,000
HVAC	45,775	49,830	44,180
Cooling tower water treatment	5,100	5,665	5,100
Fire pump inspection	3,300	4,195	4,000
Fire sprinkler inspection	2,000	2,210	2,200
Generator	3,675	3,190	3,400
Fire alarm	5,000	3,805	3,000
Domestic water pump	500	375	1,000
Fire extinguishers	500	520	2,700
Trash chutes	3,000	3,070	3,200
Roof	2,000	1,200	2,000
Window wash safety system	4,000	6,000	1,000
Backflow prevention	600	310	400
Miscellaneous	3,000	5,460	3,700
Total Building Maintenance-Mechanicals	\$126,950	\$134,900	\$119,880
Pool & spa maintenance	\$26,000	\$20,285	\$22,200
Pool & spa license	400	375	400
Fountain maintenance	1,200	2,400	2,500
Depreciation	9,825	9,815	10,200
Miscellaneous	1,500	2,970	3,000
Total Pool & Spa	\$38,925	\$35,845	\$38,300

Income and Expenses	2018 Budget	2018 Projected	2019 Budget
Landscape service	\$48,000	\$47,440	\$50,000
Interior plants	4,900	6,245	6,400
Annuals	6,000	8,040	7,000
Mulch	5,000	5,000	4,500
Tree trim	6,000	0	6,000
Irrigation	3,000	3,200	3,200
Landscape replacements	15,000	0	12,600
Palm maintenance	3,000	0	7,500
Total Grounds	\$90,900	\$69,925	\$97,200
Property	\$124,000	\$115,240	\$113,915
Umbrella liability	2,820	2,810	2,950
General liability	7,800	10,800	10,085
Directors & officers	2,255	2,405	2,620
Crime/fidelity bond	3,150	3,000	3,105
Flood	23,100	22,315	19,470
Boiler & machinery	0	0	1,500
Workers compensation	7,500	5,440	5,500
Pollution	960	905	925
Cyber	0	0	1,090
Total Insurance	\$171,585	\$162,915	\$161,160
Electric	\$142,000	\$135,720	\$141,000
Water:			
Building & sewer	72,000	71,525	72,000
Irrigation	1,500	8,240	3,500
Propane	1,200	1,655	1,000
Diesel fuel	500	1,010	750
Trash collection	5,000	6,740	7,800
Cable/internet	4,800	6,805	2,000
Telephone	14,500	13,600	11,000
Miscellaneous	720	12,520	720
Total Utilities	\$242,220	\$257,815	\$239,770
Payroll	\$262,500	\$259,595	\$271,800
Payroll taxes	26,000	21,735	27,000
Health benefits	45,000	35,110	30,000
IRA contribution - Association	4,200	4,290	4,700
Summer help	1,000	0	1,000
Miscellaneous	0	7,500	0
Total Payroll	\$338,700	\$328,230	\$334,500

Income and Expenses	2018 Budget	2018 Projected	2019 Budget
Office supplies and services	\$2,000	\$8,065	\$3,000
Postage & shipping	2,000	1,775	2,000
Copier contract	3,500	3,450	3,600
Monthly bookkeeper	3,000	4,450	4,300
Annual audit	6,500	6,500	6,500
Payroll service	1,100	2,000	2,020
Bank charges	700	340	450
Legal services	3,000	3,100	3,200
Application expense	2,000	1,125	1,600
Insurance applications & elevation certificate	500	495	1,930
Website	200	90	160
Reserve study	950	950	950
Auto & travel	300	785	300
Staff training	400	480	400
Uniforms	500	165	400
Guest suite expense	2,000	445	500
Holiday decor	9,500	10,800	10,900
General administration	1,000	1,000	1,000
Licenses & fees	3,000	240	1,000
Resident services	4,000	5,615	5,000
Federal income tax	0	6,000	6,000
Lanai repairs	5,000	0	1,000
Miscellaneous	250	7,160	0
Total General Administration	\$51,400	\$65,030	\$56,210
Total Operating Fund Expenses	\$1,183,250	\$1,176,030	\$1,175,660
Replacement Fund Expenses	\$371,110	\$371,110	\$378,380
Replacement Fund Interest income	\$22,000	\$32,160	\$35,500
Total	\$1,576,360	\$1,579,300	\$1,589,540
Net Income - Operating Fund	\$0	\$10,000	\$0