

KEYSTONE VILLAS CONDOMINIUM ASSN. INC. APPROVED OPERATING BUDGET
JANUARY 1ST, 2023 - DECEMBER 31ST, 2023

		2023		
		Monthly Assessment	Monthly Reserve	Monthly Total
# of units				
20	-	317.70	35.30	353.00
30	-	445.50	49.50	495.00
10	-	584.10	64.90	649.00
1	-	389.70	43.30	433.00
	-			

	2021 APPROVED	2022 APPROVED	2023 APPROVED
Income			
Annual Assessment - Fees	252,547.20	252,547.20	314,539.10
Reserve	28,060.80	28,060.80	31,454.00
Violation - Fire Alarm repairs	-	6,646.84	-
Parking Space Lease	4,800.00	4,800.00	6,000.00
Miscellaneous Income (Keys, Clickers, Decals)	2,200.00	2,275.00	700.00
TOTAL Income	287,608.00	294,329.84	352,693.10
Administrative			
Bank Fee - Coupons	336.00	366.00	366.00
Reserve Study	-	-	3,564.00
Interest Expense	1,199.00	917.00	1,582.00
Office Supplies	300.00	300.00	300.00
Postage and Delivery	150.00	50.00	75.00
TOTAL Administrative	3,722.66	1,633.00	5,887.00
License, Inspections and Permits			
Annual Fire Alarm Inspection	642.00	642.00	642.00
Annual Corporate Report	61.25	61.25	61.25
Backflow Inspections - Domestic	500.00	250.00	250.00
Certificate of Use Permit	250.00	246.50	375.00
DBPR / Annual Condo Dues	240.00	240.00	240.00
Elevator Inspection	-	720.00	720.00
Elevator Permit	404.00	404.00	404.00
Fire Extinguisher Inspections	224.00	350.00	400.00
Fire Sprinkler Inspection Fire Pump Backflow	425.00	500.00	500.00
Pool Permit / Dept of Heath	125.35	125.35	125.35
TOTAL License, Inspections and Permits	2,871.60	3,539.10	3,717.60
Insurance			
Property Apraisal	475.00	-	-
Bond - Crime and Directors & Officers	1,829.18	2,028.95	1,835.00
Legal Representation - Insurance Claims.	319.00	387.33	769.00
Liability Insurance	11,084.88	13,291.08	14,322.00
Property Insurance	43,304.44	52,597.84	84,800.85
Umbrella excess Liability	1,210.61	1,469.94	1,208.45
Workers Compensation	620.12	747.95	659.00
TOTAL Insurance	58,843.23	70,523.09	103,594.30

Professional Services

Review / Accounting Services	2,700.00	2,700.00	2,700.00
Bookkeeping Services	4,800.00	4,800.00	4,800.00
Legal Fees	1,250.00	1,250.00	1,250.00
Management Services	12,000.00	12,000.00	12,000.00
Total Professional Services	20,750.00	20,750.00	20,750.00

Contract Service

Carpet Cleaning	1,200.00	1,200.00	1,300.00
Elevator Service	14,837.00	11,724.00	12,164.00
Fire Alarm Monitoring	578.00	578.00	578.00
Gym Equipment Service	1,413.00	1,020.00	1,020.00
HVAC Service	4,800.00	4,800.00	4,500.00
Janitorial Services	21,600.00	21,600.00	24,000.00
Landscaping Service, Inside & Outside	5,000.00	5,000.00	5,000.00
Pest Control Service	1,200.00	1,174.20	1,174.20
Pool Service	3,000.00	3,000.00	4,200.00
TOTAL Contract Service	53,628.00	50,096.20	53,936.20

Maintenance & Repairs

Building Keys / Locksmith	700.00	800.00	800.00
Electrical / Lighting	1,200.00	1,200.00	1,200.00
Elevator Repairs & Supplies	5,100.00	3,000.00	3,000.00
Fire, Sprinkler & Pump Equipment Repairs	2,000.00	2,000.00	1,500.00
Garage Door Repair	1,000.00	1,290.00	1,000.00
General Repairs and Maintenan	5,366.05	3,066.52	6,834.00
Gym Equipment	500.00	408.45	500.00
HVAC	2,500.00	2,500.00	3,000.00
Irrigation System	300.00	200.00	200.00
Landscape Replacement / Impr	600.00	400.00	700.00
Plumbing Repairs	3,000.00	2,500.00	2,500.00
Pool Repairs & Supplies	500.00	700.00	700.00
Pressure Cleaning	1,000.00	4,000.00	3,000.00
Roof Repairs	4,000.00	4,000.00	250.00
Security Cameras	350.00	250.00	250.00
Surge Protection	100.00	100.00	100.00
Trash Chute Repairs & Annual Cleaning	625.00	800.00	850.00
Tile/Marble Repair	-	-	-
TOTAL Maintenance & repairs	28,841.05	27,214.97	26,384.00

Utilities

Comcast	38,724.69	40,762.69	42,000.00
Electric Services	20,000.00	20,000.00	22,000.00
Telephone - Elevators & Internet	4,679.00	4,800.00	4,800.00
Waste Services	6,587.00	6,500.00	7,000.00
Water & Sewer (Domestic)	20,000.00	20,000.00	24,000.00
Water & Sewer (Fireline)	400.00	200.00	200.00
Water & Sewer (Sprinklers)	500.00	250.00	270.00
TOTAL Utilities	90,890.69	92,512.69	100,270.00

TOTAL EXPENSES PRIOR TO RESERVES**Reserve - Expense**

Reserve Painting	6,526.91	6,526.94	7,316.18
Reserve Pool (Fully Funded)			
Reserve Roof	6,530.59	6,530.59	7,320.58
Reserves General	15,003.27	15,003.27	16,817.24
TOTAL Reserve - Expense	28,060.77	28,060.80	31,454.00
TOTAL EXPENDITURES	287,608.00	294,329.84	345,993.10

MONTHLY RESERVES: \$ 2,338.40 \$ 2,338.40 \$ 2,621.17