

**Indialantic Villas Condo Association**  
**2021 Approved Budget**

	2020 Budget	2021 Budget	
<b>Income</b>			<b>48 Units</b>
<b>Assessment Revenue</b>			
4010:Monthly Assessment	\$ 201,024.00	\$ 201,024.00	<b>\$349.00</b>
<b>TOTAL Income</b>	<b>\$ 201,024.00</b>	<b>\$ 201,024.00</b>	
<b>Expense</b>			
<b>Administrative</b>			
5010:Management	\$ 8,700.00	\$ 8,700.00	
5020:Office Supplies	\$ 947.00	\$ 800.00	
5030:Postage	\$ 200.00	\$ 200.00	
5040:Legal & Professional	\$ 2,000.00	\$ 2,000.00	
5060:Licenses/Taxes/P.O.	\$ 225.00	\$ 225.00	
5070:Accounting/Audit/Storage	\$ 400.00	\$ 400.00	
5080:Reserve Contribution	\$ 18,000.00	\$ 18,000.00	
5085:Write offs - Bad Debt	\$ 2,000.00	\$ 1,000.00	
5090:Division Fee	\$ 250.00	\$ 250.00	
5500:Insurance	\$ 39,000.00	\$ 41,000.00	
<b>TOTAL Administrative</b>	<b>\$ 71,722.00</b>	<b>\$ 72,575.00</b>	
<b>Building Maintenance</b>			
7010:Termite Inspection	\$ 1,600.00	\$ 1,600.00	
7020:Building	\$ 7,000.00	\$ 7,000.00	
7025 Deferred Maintenance	\$ 10,887.00	\$ 5,684.00	
7030:Lighting	\$ 554.00	\$ 554.00	
7060: Fire Safety	\$ 536.00	\$ 1,000.00	
<b>TOTAL Building</b>	<b>\$ 20,577.00</b>	<b>\$ 15,838.00</b>	
<b>Landscape/ Grounds</b>			
6010:Lawn Contract	\$ 11,000.00	\$ 11,000.00	
6020:Lawn & Ground	\$ 4,000.00	\$ 4,000.00	
6030:Ground Supplies	\$ 500.00	\$ 500.00	
6040:Palm Tree Trimming	\$ 3,750.00	\$ 3,750.00	
6050:Irrigation Contract	\$ 4,205.00	\$ 4,205.00	
6060:Irrigations Repairs	\$ 500.00	\$ 500.00	
<b>TOTAL Landscape</b>	<b>\$ 23,955.00</b>	<b>\$ 23,955.00</b>	
<b>Pool /Clubhouse</b>			
6500:Pool Contract	\$ 4,620.00	\$ 4,620.00	
6510:Pool Supplies & Repairs	\$ 1,000.00	\$ 536.00	
<b>TOTAL Pool /Clubhouse</b>	<b>\$ 5,620.00</b>	<b>\$ 5,156.00</b>	
<b>Utilities</b>			
8010:Electric	\$ 3,200.00	\$ 3,000.00	
8020:Cable	\$ 34,000.00	\$ 37,000.00	
8030:Water/Sewer	\$ 31,000.00	\$ 31,000.00	
8040:Sanitation	\$ 10,950.00	\$ 12,500.00	
<b>TOTAL Utilities</b>	<b>\$ 79,150.00</b>	<b>\$ 83,500.00</b>	
<b>TOTAL Expense</b>	<b>\$ 201,024.00</b>	<b>\$ 201,024.00</b>	
<b>Excess Revenue / Expense</b>	<b>\$ -</b>	<b>\$ -</b>	

NOTE: WAIVING RESERVES IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USE OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

**INDIALANTIC VILLAS 2021 RESERVE SCHEDULE**

<b><u>RESERVE ITEM</u></b>	<b>ESTIM. LIFE (YRS) <u>(WHEN NEW)</u></b>	<b>REPLACEMENT <u>COST</u></b>	<b>REMAINING <u>LIFE (YRS)</u></b>	<b>Estimated BALANCE BY <u>12/31/2020</u></b>	<b>2021 REQUIRED AMOUNT FOR <u>FULL-FUNDING</u></b>	<b>2021 ITEM FUNDING <u>(Monthly)</u></b>
Roof Replacement	35	\$150,000	22	\$72,480	\$3,524	\$293.64
Pavement Resurfacing/Sealing	25	\$50,000	11	\$13,529	\$2,939	\$244.88
Building Painting	8	\$50,000	7	-\$3,512	\$7,645	\$637.05
Pool/Equipment	12	\$40,000	5	\$20,534	\$3,893	\$324.43
Interest				\$839		
<b>TOTAL</b>					<b><u>\$18,000</u></b> Per Year	<b><u>\$1,500</u></b> Per Month