

HIALEAH CLUB VILLAS CONDOMINIUM ASSOCIATION, INC		Adopted 2020 Budget	Adopted 2021 Budget	Proposed 2021 Budget
ADOPTED BUDGET 2021				
JANUARY 1st, 2021 TO DECEMBER 31st, 2021			Column(A)	Column(B)
ADMINISTRATIVE EXPENSES				
1	PROPERTY MANAGEMENT FEES / SALARIO DEL MANAGER	\$ 37,152.00	\$ 37,152.00	\$ 37,152.00
2	OFFICE SUPPLIES & ADMINISTRATIVE EXPENSES / GASTOS DE OFICINA	\$ 4,000.00	\$ 1,688.55	\$ 1,688.55
3	ASSESMENT COUPONS / CUPONES	\$ 2,064.00	\$ 2,064.00	\$ 2,064.00
4	ASSOCIATION CHECKS & BANK CHARGES / CHEQUES Y CARGOS	\$ 319.00	\$ 319.00	\$ 319.00
5	LEGAL FEES / GASTOS LEGALES	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
6	AUDIT / TAX RETURN FEES / AUDITORIA & TAXES	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00
7	CORPORATE ANNUAL REPORT / REPORTE ANUAL CORPORATIVO	\$ 65.00	\$ 65.00	\$ 65.00
8	ANNUAL FEES TO DIVISION/PAGO AL DBPR	\$ 1,032.00	\$ 1,032.00	\$ 1,032.00
Total Administrative Expenses(1-8)		\$ 54,332.00	\$ 52,020.55	\$ 52,020.55
MAINTENANCE PERSON				
9	MAINTENANCE COMPENSATION / PERSONA DE LIMPIEZA	\$ 20,280.00	\$ 20,280.00	\$ 20,280.00
Total Maintenance Person(9)		\$ 20,280.00	\$ 20,280.00	\$ 20,280.00
CONTRACTS				
10	TRASH REMOVAL / BASURA	\$ 24,900.00	\$ 32,250.00	\$ 32,250.00
11	COMMERCIAL PROPERTY INSURNACE	\$ 84,009.00	\$ 100,673.00	\$ 100,673.00
	CRIME	\$ 454.00	\$ 453.00	\$ 453.00
	DIRECTORS AND OFFICERS	\$ 1,281.00	\$ 1,281.00	\$ 1,281.00
	GENERAL LIABILITY	\$ 17,705.15	\$ 17,919.55	\$ 17,919.00
Total Contracted Expenses (10-11)		\$ 128,349.15	\$ 152,576.55	\$ 152,576.00
REPAIR & MAINTENANCE & OTHER EXPENSES				
12	FIRE EXTINGUISHER PARTS & REPLACEMENT/ EXTINGUIDORES	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
13	FIRE ALARM PARTS & REPAIRS/ ALARMAS DE FUEGO	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
14	ELECTRICAL REPAIRS / REPARACIONES ELECTRICAS	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00
15	LANDSCAPE EXPENSE /JARDINERIA	\$ 15,450.00	\$ 15,000.00	\$ 15,000.00
16	BAD DEBTS EXPENSES / DEUDAS NO COBRADAS	\$ 32,287.85	\$ 20,000.00	\$ 20,000.00
17	PLUMBING / PLOMERIA	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00
Total Repair & Maintenance (12-17)		\$ 73,437.85	\$ 59,700.00	\$ 59,700.00
UTILITIES EXPENSES				
18	UTILITIES : ELECTRICITY / FPL	\$ 10,000.00	\$ 8,400.00	\$ 8,400.00
19	UTILITIES: WATER & SEWER / AGUA	\$ 236,804.00	\$ 258,000.00	\$ 298,000.00
Total Utilities Expenses(18-19)		\$ 246,804.00	\$ 266,400.00	\$ 306,400.00
MISCELLANIOUS				
20	RENT OF SALON (MEETINGS) / RENTA DE SALON PARA REUNIONES	\$ 900.00	\$ 600.00	\$ 600.00
Total Miscellaneous (20)		\$ 900.00	\$ 600.00	\$ 600.00
RESERVE CATEGORY				
21	RESERVE ACCOUNT/ CUENTA DE RESERVAS	\$ 12,000.00	\$ 65,000.00	\$ 127,905.00
Total Reserves(21)		\$ 12,000.00	\$ 65,000.00	\$ 127,905.00
Total Expenses (1-21)		\$ 536,103.00	\$ 616,577.10	\$ 719,481.55
ASSESSMENTS & OTHER INCOME				
22	CONDOMINIUM ASSESSMENTS / INGRESO POR MANTENIMIENTO	\$ 479,880.00	\$ 541,800.00	\$ 644,704.45
23	LATE FEE CHARGES	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
24	CARRYOVER SURPLUS/DEFICIT PREVIOUS YEAR/ SUPER ABIL /DEFICIT	\$ 54,723.00	\$ 72,277.10	\$ 72,277.10
Total Income (22-24)		\$ 536,103.00	\$ 616,577.10	\$ 719,481.55
SURPLUS / (DEFICIT)		\$ -	\$ -	\$ -
CONDOMINIUM ASSESSMENTS PER YEAR Notes: Column A proposed an increase of 13% for 2021 with minimun reserves contribution Column B proposed a full reserve contribution as estimated in the Reserve Summary		\$ 479,880.00	\$ 541,800.00	\$ 719,481.55
		Maintenence fee per unit per month	\$ 175.00	232.39
		Variance	\$ 80,474.10	\$ 177,681.55
		% Increase	13%	25%