

FLANCO CONDOMINIUM ASSOCIATION, INC
Final Approved Operating Budget
January 1, 2017 - December 31, 2017

GL CODE	DESCRIPTION	2016 PREVIOUS YEAR BUDGET MONTHLY	2016 PREVIOUS YEAR BUDGET ANNUAL	2017 APPROVED BUDGET MONTHLY	2017 APPROVED BUDGET ANNUAL
	**REVENUE				
4000	Owner Assessments	194,505	2,334,060	194,505	2,334,060
4002-00	Reserve Income-				
4004	Special Assess Fees	16,203	194,433	19,019	228,228
40011	Late Fee Income	0	0	0	0
40014	Cash payoff utility	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40035	Moving Fees	0	0	0	0
40050	Laundry/Tokens	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	0	0	0	0
40081	Reserve Interest	0	0	0	0
40082	Spec Assess Interest	0	0	0	0
40085	Recovery of Bad Debt	0	0	0	0
41000	Rental Income	0	0	0	0
41010	House Charges	0	0	0	0
	**TOTAL REVENUE	210,708	2,528,493	213,524	2,562,288
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	392	4,704	408	4,900
50012-00	Bad Debts-	2,000	24,000	1,260	15,120
50015	Bank Charges	0	0	0	0
50016	Bonus	500	6,000	500	6,000
50023	Computer	0	0	292	3,500
50025	Copier Maint/Supply	87	1,044	75	900

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50045-00	Legal Fees-	1,000	12,000	1,500	18,000
50050-00	License, Taxes, Permit-	250	3,000	322	3,863
50054	Management Collected Fees	0	0	0	0
50060	Newsletters	0	0	83	1,000
50070	Office Equipment Lea	196	2,352	137	1,638
50075	Office Supplies	833	9,996	263	3,150
50079	Moving Fees	500	6,000	0	0
50082	Printing & Postage	0	0	558	6,690
50085	Printing	200	2,400	0	0
50100	Screening Fees	200	2,400	300	3,600
	**TOTAL ADMINISTRATIVE	6,158	73,896	5,697	68,361
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	38,500	462,000	38,500	462,000
	**TOTAL PROPERTY INSURANCE	38,500	462,000	38,500	462,000
	**UTILITIES				
54050-00	Electricity-	18,500	222,000	19,488	233,855
54070-00	Water & Sewer-	20,000	240,000	19,982	239,778
54080	Gas/Fuel Oil	4,400	52,800	4,004	48,045
54100-00	Telephone-	500	6,000	519	6,228
	**TOTAL UTILITIES	43,400	520,800	43,992	527,906
	**CONTRACTS				
60007	Appliance Contract	7,500	90,000	7,500	90,000
60013	Cable Television	10,000	120,000	9,812	117,743
60021-43	Contracts- Housekeeping	0	0	7,368	88,416
60021-53	Contracts- Janitorial Services	0	0	0	0
60023	Carpet Contract	0	0	319	3,825
60035	Elevator Contract	2,400	28,800	618	7,410

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60046-01	Equipment Contract- Alarm System	0	0	233	2,800
60046-10	Equipment Contract- Boiler	0	0	635	7,616
60046-21	Equipment Contract- Fitness Room	0	0	70	835
60050	Fire Alarm System	270	3,240	85	1,020
60063	Gen'l Salary Service	36,250	435,000	25,242	302,904
60066	Health Benefits	3,800	45,600	3,260	39,123
60070	Generator	125	1,500	120	1,445
60074	Hvac System	1,000	12,000	1,675	20,100
60090	Lawn Maintenance	1,400	16,800	1,212	14,544
61000	Management Services	3,150	37,800	3,137	37,640
61010	Pest Control	1,010	12,120	1,469	17,626
61015	Plumbing Contract	1,400	16,800	1,400	16,800
61020	Pool/Spa Contract	650	7,800	675	8,100
61036	Roof Contract	0	0	300	3,600
61045-00	Security Services-	16,417	197,004	21,716	260,595
61045-01	Security Services- - Addl Patrols	0	0	0	0
61055	Trash Removal	3,100	37,200	3,150	37,800
61059	Trash Compactor	140	1,680	0	0
61060	Uniforms Contract	575	6,900	63	750
61064	Termite Treatment	166	1,992	0	0
61070	Water Treatment	335	4,020	365	4,374
61075	Window Services	417	5,004	475	5,700
	**TOTAL CONTRACTS	90,105	1,081,260	90,897	1,090,766
	**REPAIRS/MAINTENANCE				
70020	R&M-Boiler	300	3,600	208	2,500
70040	R&M-Elevator	167	2,004	188	2,250
70045	R&M-Electrical	500	6,000	375	4,500
70048-00	R&M Equipment-	900	10,800	0	0

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70048-20	R&M Equipment- Fire	0	0	208	2,500
70048-20b	R&M Equipment- Fire System	0	0	0	0
70048-22	R&M Equipment- HVAC Parts/Repairs	0	0	208	2,500
70048-25	R&M Equipment- Health Club	0	0	83	1,000
70048-37	R&M Equipment- - Maintenance	600	7,200	83	1,000
70048-62	R&M Equipment- - Trash Compactor	200	2,400	163	1,950
70050	R&M-Entry System	700	8,400	232	2,786
70060	R&M-General	3,200	38,400	833	10,000
70063	R&M-Generator	250	3,000	83	1,000
70072	R&M-Laundry Supplies	425	5,100	233	2,800
70090	R&M-Plumbing	500	6,000	208	2,500
70095	R&M-Pool/Spa/Fountain	350	4,200	398	4,776
70110	R&M-Roof	0	0	417	5,000
70115	R&M-Security	200	2,400	0	0
70135	Landscaping Extras	1,200	14,400	1,414	16,965
70175	Custodial Supplies	300	3,600	0	0
70190	R&M-Supplies	300	3,600	1,250	15,000
70289-45	Contingency- - Other	0	0	0	0
	**TOTAL REPAIRS/MAINTENANCE	10,092	121,104	6,586	79,027
	**SPECIAL PROJECTS				
74005-00	Special Projects-	6,250	75,000	8,833	106,000
	**TOTAL SPECIAL PROJECTS	6,250	75,000	8,833	106,000
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
73001	Spec Assess-Interest	0	0	0	0

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	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	16,203	194,433	19,019	228,228
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	16,203	194,433	19,019	228,228
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	210,708	2,528,493	213,524	2,562,288
	Operating Net Income or Loss	0	0	0	0

FLANCO CONDOMINIUM ASSOCIATION, INC
Schedule Of Approved Maintenance
January 1, 2017 - December 31, 2017

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Approved Monthly Without Reserves	Approved Monthly Reserves	Approved Monthly Per Unit Maintenance	Approved Monthly Total All Units Maintenance
0000-A		0.199600000	3	0.598800000	\$421.00	\$388.23	\$37.96	\$426.19	\$1278.57
0000-AS No		0.199600000	1	0.199600000	\$421.00	\$388.23	\$37.96	\$426.19	\$426.19
0000-B		0.248700000	267	66.402900000	\$524.00	\$483.73	\$47.30	\$531.03	\$141785.01
0000-BS No		0.248700000	79	19.647300000	\$524.00	\$483.73	\$47.30	\$531.03	\$41951.37
0000-C		0.298900000	34	10.162600000	\$630.00	\$581.38	\$56.85	\$638.23	\$21699.82
0000-CS No		0.298900000	10	2.989000000	\$630.00	\$581.38	\$56.85	\$638.23	\$6382.30
Total			394	100.000200000					\$213523.26

FLANCO CONDOMINIUM ASSOCIATION INC
Pooled Reserve Analysis Worksheet
January 1, 2017 - December 31, 2017

GL CODE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL REMAINING LIFE (YEARS)
30000-38	Parking Lot	\$20,915	4	2
30000-58	Resurfacing	\$208,915	24	14
30000-04	Capital Improvement	\$630,952	17	4
30000-35	Mechanical	\$2,977,878	40	10
30000-16	Equipment	\$106,390	26	15
30000-66	Security Equipment	\$515,550	23	12
30000-03	Building Exterior	\$150,000	30	28
30000-42	Plumbing	\$394,000	20	3
30000-50	Roof	\$414,562	28	21
30000-40	Paint (Exterior)	\$307,320	7	2
30000-00	Reserves	\$0	0	0
	Totals	\$5,726,482		

Accumulated Balance Thr October	\$1,015,958
Additional Reserve Funding Thru Year End	\$32,406
Total Reserves Thr Year End	\$1,048,364
Estimated Expenses Thr Year End	\$35,192
Balance To Be Funded	\$4,713,310
Annual Contribution	\$228,228
Monthly Contribution	\$19,019