

**THE MADISON AT METROWEST CONDOMINIUM
ASSOCIATION INC**

**Approved Operating Budget
January 1, 2023 - December 31, 2023**

GL CODE	DESCRIPTION	2022 PREVIOUS YEAR BUDGET MONTHLY	2022 PREVIOUS YEAR BUDGET ANNUAL	2023 APPROVED BUDGET MONTHLY	2023 APPROVED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	120,535	1,446,419	126,193	1,514,311
40002-00	Reserve Income-	30,000	360,000	30,000	360,000
40011	Late Fee Income	833	10,000	458	5,500
40014	Legal Fee Income	0	0	833	10,000
40025	Returned Check Fees	08	100	125	1,500
40040	Car Wash Income	0	0	08	100
40053	Commission for AT&T Promotions	477	5,723	667	8,000
40055	Vending Machine	0	0	08	100
40057	Parking Garage Inc	0	0	0	0
40060	Gate/Key Cards	0	0	0	0
40065	Violation Fees	83	1,000	417	5,000
40078	Late Fee Interest	83	1,000	167	2,000
40081	Reserve Interest	83	1,000	17	200
40090	Miscellaneous Income	533	6,400	833	10,000
40095	Prior Yrs Spl/(Def)	6,667	80,000	0	0
40115-01	Administrative Fee-- Reminder Letter	208	2,500	167	2,000
40115-02	Administrative Fee-- Demand Letter	208	2,500	150	1,800
40115-03	Administrative Fee-- ATP	38	450	83	1,000
41000	Office Space Rental Income	0	0	500	6,000
41010	House Charges	42	500	125	1,500
	**TOTAL REVENUE	159,798	1,917,592	160,751	1,929,011
	EXPENSES				
	**ADMINISTRATIVE				
50004	Administration	417	5,000	125	1,500
50005	Accounting Fees	542	6,500	542	6,500
50011	Master Assessments	5,109	61,304	4,912	58,949
50012-00	Bad Debts-	0	0	0	0
50015	Bank Charges	0	0	125	1,500
50020	Violation Fees1	0	0	0	0
50023	Computer	83	1,000	83	1,000
50035	Dues & Subscriptions	0	0	57	680

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50045-00	Legal Fees-	625	7,500	625	7,500
50045-04	Legal Fees-Collections	42	500	208	2,500
50048	Annual Condo Fees	121	1,450	121	1,450
50050-00	License, Taxes, Permit-	46	550	83	1,000
50053	Corporate Annual Rep	05	60	05	65
50054	Administrative Collected Late Fees	0	0	400	4,800
50065	Equip Expense - Office	491	5,886	188	2,259
50075	Office Supples	167	2,000	292	3,500
50080	Postage	42	500	29	350
50081	Printing and Reproduction	50	600	17	200
50090-00	Professional Fees-	0	0	417	5,000
50090-30	Professional FeesIns. Appraisal	0	0	67	800
50090-45	Professional Fees-Reserve Study	300	3,600	83	1,000
50094	Cell Phone Reimbursement	110	1,320	50	600
50095	Mileage reimbursement	13	150	08	100
50104	Income Taxes	0	0	333	4,000
50110	Misc Admin	33	400	17	200
50122	Prior Year Deficit	30,000	360,000	8,333	100,000
	**TOTAL ADMINISTRATIVE	38,196	458,320	17,121	205,453
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	18,525	222,300	21,520	258,240
	**TOTAL PROPERTY INSURANCE	18,525	222,300	21,520	258,240
	**UTILITIES				
54050-00	Electricity-	2,500	30,000	2,942	35,300
54070-00	Water & Sewer-	16,250	195,000	20,167	242,000
54080	Gas/Fuel Oil	0	0	50	600
54096-00	Trash Removal-	2,583	30,990	2,750	33,000
54100-00	Telephone/Comm-	450	5,400	468	5,615
	**TOTAL UTILITIES	21,783	261,390	26,376	316,515
	**CONTRACTS				

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60010	Fire Alarm City of Orlando	117	1,400	83	1,000
60013	Cable Television	108	1,300	124	1,492
60050	Fire Alarm System	428	5,140	844	10,130
60074	HVAC System	83	1,000	208	2,500
60082	Internet Access	111	1,333	110	1,324
60090	Lawn & Irrigation	6,250	75,000	6,250	75,000
61000	Management Services	2,533	30,400	2,533	30,400
61010	Pest Control	546	6,552	500	6,000
61020	Pool/Spa Contract	0	0	655	7,860
61057	Maintenance For Eyewash Station	0	0	107	1,284
61064	Termite Treatment	0	0	1,667	20,000
	**TOTAL CONTRACTS	10,176	122,125	13,083	156,990
	**SALARIES AND BENEFITS				
65000-01	Salaries- Manager	8,802	105,621	9,818	117,820
65000-02	Salaries- Maintenance	7,160	85,925	11,250	135,000
65000-09	Salaries- Security	3,679	44,142	4,590	55,080
65070-00	Payroll Burden-	7,381	88,569	10,651	127,813
	**TOTAL SALARIES AND BENEFITS	27,022	324,257	36,309	435,713
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	0	0	417	5,000
70030	R&M Clubhouse	0	0	58	700
70039	General Exterior	0	0	0	0
70045	R&M-Electrical	542	6,500	750	9,000
70050	R&M - Remotes & Cards	83	1,000	125	1,500
70051	R&M-Gym Supplies	0	0	83	1,000
70054	R&M-Gate	1,000	12,000	417	5,000
70060	R&M-General	6,375	76,500	6,250	75,000
70065	R&M-Golf Cart	0	0	167	2,000
70066	Hardware/Supplies	417	5,000	667	8,000
70072	R&M-Laundry Supplies	0	0	75	900
70090	R&M-Plumbing	458	5,500	667	8,000
70100	Pool Supplies	458	5,500	167	2,000
70104	R&M-Tools & Equipment	83	1,000	250	3,000

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70110	Roof & Gutter Repair/Maint	1,000	12,000	1,000	12,000
70115	Misc Security/Life Safety	417	5,000	1,250	15,000
70121	R&M-Telephone	0	0	42	500
70125	Signs	58	700	83	1,000
70126	R&M-Fencing	125	1,500	67	800
70134	Maint-Lnd Supp Material	833	10,000	833	10,000
70137	Maint- Irrigation/Sprinklers	458	5,500	417	5,000
70138	Tree Trim & Removal	833	10,000	1,250	15,000
70165	Decorating/Painting	417	5,000	583	7,000
70176	Cleaning Supplies	458	5,500	708	8,500
	**TOTAL REPAIRS/MAINTEN ANCE	14,015	168,200	16,325	195,900
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	30,000	360,000	30,000	360,000
80001	Reserve Interest	83	1,000	17	200
	**TOTAL RESERVE TRANSFERS	30,083	361,000	30,017	360,200
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense-	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	159,800	1,917,592	160,751	1,929,011
	Operating Net Income or Loss	-02	0	0	0

THE MADISON AT METROWEST CONDOMINIUM ASSOCIATION INC
Schedule Of Approved Maintenance
January 1, 2023 - December 31, 2023

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		0.190824570	60	11.449474335	\$287.26	\$240.81	\$57.25	\$298.06	\$17883.60
0000-B		0.241220380	72	17.367866516	\$363.12	\$304.40	\$72.37	\$376.77	\$27127.44
0000-C		0.264153300	60	15.849198341	\$397.65	\$333.34	\$79.25	\$412.59	\$24755.40
0000-D		0.325590880	72	23.442543030	\$490.13	\$410.87	\$97.68	\$508.55	\$36615.60
0000-E		0.366643597	40	14.665743828	\$551.92	\$462.68	\$109.99	\$572.67	\$22906.80
0000-F		0.287086220	60	17.225173950	\$432.17	\$362.28	\$86.13	\$448.41	\$26904.60
Total			364	100.000000000					\$156193.44

THE MADISON AT METROWEST CONDOMINIUM ASSOCIATION INC
Pooled Reserve Analysis Worksheet
January 1, 2023 - December 31, 2023

GL CODE	DESCRIPTION	COST OF REPL.	USEFUL LIFE (YEARS)	EST USEFUL/REMAINING LIFE(YEARS)
30000-635	Security	\$56,250	16	4
30000-35e	Mechan/HVAC/Elevators	\$16,800	10	5
30000-142c	Pavement	\$263,198	17	0
30000-001	Pooled	\$0	0	0
30000-145a	Site Improvements	\$99,569	18	9
30000-35a	Mechanical - Electrical	\$119,756	26	0
30000-93j	Painting - Waterproofing	\$1,147,075	12	1
30000-108d	Clubhouse - Pool	\$103,655	13	4
30000-09	Common Areas	\$47,724	0	5
30000-03	Building Exterior	\$959,198	29	6
30000-60	Roof	\$856,830	20	13
30000-16	Equipment	\$14,500	9	3
	Totals	\$3,684,555		

Accumulated Balance Thr September	1540762
Additional Reserve Funding Thru Year End	0
Total Reserves Thr Year End	1540762
Estimated Expenses Thr Year End	0
Balance To Be Funded	2143793
Annual Contribution	360000
Monthly Contribution	30000