

ELL TOWER PARK PROPERTY OWNERS ASSOCIATION, INC		
2023 APPROVED OPERATING BUDGET		
	Total Number of Units in Association =	478
3	Member Associations	2023
		Approved
INCOME		
30100	REGULAR ASSESSMENTS	1,695,437
30120	RESERVE ASSESSMENT (REPLACEMENT)	88,000
30158	CLUBHOUSE RENTAL	1,000
30159	VIOLATION FEE INCOME	0
30270	INTEREST INCOME	100
30273	INTEREST INCOME-RESERVE	4,000
30347	GATE/DOOR OPENERS	3,500
	TOTAL INCOME	1,792,037
EXPENSES		
ADMINISTRATIVE		
50400	BAD DEBT EXPENSE	8,000
51000	TELEPHONE/ALARM MONITORING	7,000
51030	OFFICE EXPENSE	12,650
51044	ADMIN PAYROLL	28,600
51060	FEES, LICENSES & REPORTS	1,000
51062	CONSULTING FEES (Insurance Appraisals/Reserve Study)	2,500
51065	WEBSITE EXPENSES	0
51067	ANNUAL FEES - CORP	362
51090	LEGAL FEES	6,000
51110	AUDIT/TAX RETURN	2,250
51117	MAILINGS & STATUTORY NOTICES	0
51120	MANAGEMENT FEES	83,847
51277	SOCIAL COMMITTEE EXPENSE	2,200
	TOTAL ADMINISTRATIVE	154,409
MAINTENANCE		
61060	JANITORIAL SUPPLIES	3,000
61090	MAINTENANCE SUPPLIES (BUILDING SUPPLIES)	1,000
61134	POOL REPAIRS	15,500
61150	POOL/SPA CONTRACT	21,500
61165	POOL HEAT	0
61180	GROUNDS CONTRACT	359,928
61182	MULCHING	67,000
61193	TENNIS COURT MAINTENANCE	14,000
61197	ANNUAL FLOWERS	8,000
61200	PROPERTY REPAIRS	65,000
61220	SECURITY	82,000
61238	GATE MAINTENANCE	4,000
61240	EXTERMINATING/PEST CONTROL	21,000
61243	HOLIDAY DECORATIONS	6,000
61245	PROPANE / GAS GRILLS	1,250
61250	TRASH REMOVAL CONTRACT	4,000
61262	LIGHTING REPAIRS/MAINTENANCE	10,000
61269	EXERCISE EQUIPMENT MAINTENANCE	3,000
61387	PRUNING/SPRAYING	56,000
61446	JANITORIAL SERVICE	28,500
61453	WETLAND & HABITAT PRESERVE MAINTENANCE	13,500
61455	NATURAL PRESERVE AREA MAINTENANCE	10,000
61470	PRESSURE WASHING	24,000
61570	LANDSCAPE REPL. & IMPROVEMENTS.	57,000
61633	FIRE ALARM REPAIRS & MAINTENANCE	3,500
61675	SIDEWALK & ROAD REPAIRS	10,000
61699	DRAINAGE SWALE MAINTENANCE	8,500
61751	FOUNTAIN MAINTENANCE	5,000
61752	LAKE CONTRACT (LAKE WATER MAINT. CONTRACT)	18,000
61771	IRRIGATION REPAIRS	50,000
61776	SOD REPLACEMENT	12,500
	TOTAL MAINTENANCE	982,678
UTILITIES/OTHER		
71010	WATER & SEWER	18,000
71030	ELECTRIC	95,000
71036	CABLE CONTRACT	400,000
71040	CAPITAL PURCHASES	0
71050	INSURANCE	25,000
71054	INSURANCE (D&O)	1,600
71057	INSURANCE (FIDELITY BOND)	1,300
71067	INSURANCE (UMBRELLA)	2,600
71090	INSURANCE (WORKER'S COMP)	950
71091	INSURANCE (GENERAL LIABILITY)	8,500
79900	CONTINGENCY	10,000
	TOTAL UTILITIES/OTHER	562,950
	TOTAL EXPENSES	1,700,037
	REPLACEMENT RESERVE TRANSFER	\$92,000
	TOTAL EXPENSES & RESERVES	\$1,792,037
MONTHLY ASSESSMENTS		
	Operating	\$295.58
	Reserves	\$15.34
	TOTAL MONTHLY ASSESSMENTS	\$310.92

RESERVES Item	Replacement Cost	Useful Life	Remaining Life	12/31/2022 Fund Balance	2023 Annual Contribution
Clubhouse/guard/cabana	\$84,015	12	7	\$1,011,400	\$92,000
HVAC equipment replace	\$39,000	15	1		
Kitchen/restroom/renovation	\$65,850	25	6		
Fitness equipment replacement	\$42,980	12	5		
Painting/entry wall/kiosks	\$33,765	7	3		
Pavement/asphalt overlay	\$637,525	20	2		
Pavement/brick paver	\$100,375	25	10		
Pool decks pavers replace	\$117,265	25	6		
Pool fencing & gates	\$41,888	24	5		
Pool Interior resurfacing Club	\$36,414	12	4		
Pool Furniture	\$48,000	14	11		
Irrigation Pumps	\$200,000	15	8		
Control Systems	\$25,000	10	7		
Pool Interior resurfacing Avon	\$21,775	12	8		
Roof replacement	\$186,512	25	6		
Perimeter fencing, entry walls	\$47,880	30	13		
Entry gates/Motors	\$57,500	10	8		
Playground	\$17,550	15	10		
Court fencing	\$14,022	25	8		
Fountain Bubblers	\$76,000	15	5		
Tennis Court/Equip	\$21,000	5	2		
Pergola's at Pools	\$46,314	15	10		
Uninsured loss	\$0				
Unallocated Interest	\$0				
Total	\$1,960,630			\$1,011,400	\$92,000

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