

MILANO SECTION III RESIDENTS ASSN., INC.
ADOPTED BUDGET FOR THE FISCAL YEAR
JAN. 1, 2021 TO DEC. 31, 2021

MILANO SECTION III	2020	2020	2021	CHANGE	2021	2021
UNITS - 64	ADOPTED	PROJECTED	ADOPTED	FROM	QUARTERLY	Budget Notes
	BUDGET	ACTUAL	BUDGET	'20 TO '21	PER UNIT	
REVENUE:	\$1,087/qtr		\$1,137/qtr			\$50 per unit per quarter increase
MAINTENANCE ASSESSMENTS	241,152.00	241,152.00	250,880.00	9,728.00	980.00	increase for Rec Assn. (\$50/unit/qtr increase). Operate a deficit budget in 2021.
RESERVE ASSESSMENTS	37,120.00	37,120.00	40,192.00	3,072.00	157.00	revised paint funding plan following late 2020 paint project
TOTAL REVENUE	\$278,272.00	\$278,272.00	\$291,072.00	\$12,800.00	\$1,137.00	
EXPENSES:						4.60%
- OPERATING -						percentage increase
ELECTRICITY	1,690.00	1,602.14	1,690.00		6.60	For 2021, based on 2020 projection and no increase.
FIRE ALARM, FIRE SPRINKLER AND BACKFLOW INSPECTION AND MAINTENANCE	9,000.00	12,855.07	9,000.00		35.16	In 2020 Paid Florida Fire Systems: Annual Fire Sprinkler Inspections \$850 (10 bldgs); \$1152.92 for repairs/batteries. Paid No Collier Fire \$950 for the Triennial Fire \$850 (10 bldgs) for the Fire Inspection. Paid Cintas \$7310.97 for valve replacements/repairs/batteries. Estimate \$1100 for Annual Backflow Inspection; \$350 for Fire Extinguisher Inspections and \$540 for the Annual Fire Alarm Inspection.
FIRE ALARM MONITORING	2,520.00	2,340.00	2,520.00		9.84	In 2020, paid Cintas Qtrly Fire Alarm Monitoring \$90/qtr/bldg - ten bldgs are billed in 7 invoices with 17/18, 19/20, & 23/24 billed as one. - 1st Qtr paid 7 bills, 2nd Qtr paid 6 bill, 3rd Qtr paid 3 bills, Sept paid Jun-Aug srv 3 bills. Estimate 7 bills for 4th Qtr.
INSURANCE	33,625.00	29,173.00	34,980.00	1,355.00	136.64	In 2020 - All eff 12/21/19 to 12/21/20: Crime \$470, D&O \$968; Property \$27,300 and GL \$435 For 2021 per agent Property \$33,000, GL \$490 D&O \$968 and Crime \$520
MANAGEMENT/ACCOUNTING	18,970.00	17,853.00	17,674.00	(1,296.00)	69.04	In 2020, paid CFI \$580/mth & \$570 for Budget Prep, AJJ Mgmt \$745/mth Jan-Mar then Cambridge Mgmt \$832/mo. For 2021, CFI \$590/mth \$610 for Budget Prep and Cambridge Mgmt \$832/mth.
MASTER ASSOCIATION FEE	165,376.00	165,376.00	178,176.00	12,800.00	696.00	For 2020, Milano Rec \$646/qtr per unit. For 2021, proposed rate \$696/qtr per unit, \$50 per unit per quarter increase
OFFICE/POSTAGE/ADMINISTRATION	2,700.00	2,983.18	2,700.00		10.55	In 2020 - paid CFI, AJJ Mgmt and Cambridge Mgmt admin fees, postage For 2021 - no change
PROFESSIONAL FEES	8,300.00	8,067.00	8,300.00		32.42	In 2020 paid Adamczyk \$4260.50 legal services re service animals, tenant violations, review docs/rules/regulations for leasing/sales, collection matter etc; paid CFI \$350 for professional services - annual meeting attendance, collection matters, leasing/sales procedures; paid R3 \$450 in July for 6 wind mitigation reports and \$750 in Sept for 10 wind mitigation reports. Estimate \$2000 by year end additional. For 2021 no change
REPAIRS & MAINTENANCE	6,000.00	3,640.00	5,000.00	(1,000.00)	19.53	In 2020, paid Blastmasters \$1390 for Power washing sidewalks. Estimate \$1250 dryer vent cleaning and \$1000 add'l expenses by year end. For 2021 - reduce budget
ROOF CLEANING PROGRAM	0.00	0.00	0.00		0.00	In 2019 - roofs were replaced. Need to discuss with Board/mgmt when new roofs will need to start a roof cleaning program
TAX RETURN PREPARATION	400.00	400.00	400.00		1.56	In 2020 paid \$400 for CFI to prep prior year Federal Tax Return. For 2021, no change
TAXES/LICENSES/FEES	807.00	441.25	418.00	(389.00)	1.63	In 2020, \$380 fed/state taxes incurred for fiscal year end '19; paid corporate annual report filing fee w/state \$61.25. For 2021, reduce - fed taxes should be less
TOTAL OPERATING	\$249,388.00	\$244,730.64	\$260,858.00	\$11,470.00	\$1,018.97	
- RESERVE TRANSFERS -						
INTEREST	3,000.00	1,939.79	1,200.00	(1,800.00)	4.69	transfer of reserve interest
PAINT	5,625.00	5,625.00	8,300.00	2,675.00	32.42	see reserve schedule - start funding for next paint cycle
ROOF	31,495.00	31,495.00	31,469.00	(26.00)	122.93	see reserve schedule
FIRE ALARM PANELS	0.00	0.00	423.00	423.00	1.65	see reserve schedule
FIRE ALARM ENCLOSURES/ACs	0.00	0.00	0.00		0.00	see reserve schedule - fully funded
TOTAL RESERVE TRANSFERS	\$40,120.00	\$39,059.79	\$41,392.00	\$1,272.00	\$161.69	
TOTAL EXPENSES	\$289,508.00	\$283,790.43	\$302,250.00	\$12,742.00	\$1,180.66	

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MILANO SECTION III UNITS - 64	2020 ADOPTED BUDGET	2020 PROJECTED ACTUAL	2021 ADOPTED BUDGET	CHANGE FROM '20 TO '21	2021 QUARTERLY PER UNIT	2021 Budget Notes
OTHER INCOME:						
LATE FEES	50.00	94.27	0.00	(50.00)	0.00	conservative estimate with all other income sources
APPLICATION FEES	250.00	1,245.00	250.00		0.98	conservative estimate with all other income sources
INTEREST EARNED - RESERVES	3,000.00	1,939.79	1,200.00	(1,800.00)	4.69	interest rates dropped after COVID 19.
FINES/VIOLATIONS	0.00	450.00	0.00		0.00	conservative estimate with all other income sources
TOTAL OTHER INCOME	\$3,300.00	\$3,729.06	\$1,450.00	(\$1,850.00)	\$5.67	
NET INCOME/(LOSS)	(\$7,936.00)	(\$1,789.37)	(\$9,728.00)	(\$1,792.00)	(\$37.99)	
		\$89,943.63	12/31/19 cumulative gain			
		\$88,154.26	12/31/20 projected gain			
The Association will end the year with an estimated cumulative surplus of approximately \$88,150. The Board voted to						
operate a \$9,728 deficit budget in 2021 to limit the quarterly assessment increase to \$50.						

MILANO SECTION III RESIDENTS ASSOCIATION, INC.
ADOPTED RESERVE FUNDING FOR FISCAL YEAR JAN. 1, 2021 TO DEC. 31, 2021

UNITS - 64	PAINTING	ROOF	FIRE PANELS	Fire Enclosures/ AC Units	TOTAL
REPLACEMENT COST *	\$58,100	\$1,166,400	\$19,500	\$15,350	\$1,259,350
LIFE (YEARS)	7	30	6	6	
REMAINING LIFE (YEARS)	7	29	4	1	
12/31/20 BALANCE (estimated)	\$0	\$251,824	\$17,807	\$15,350	\$284,980
AMOUNT TO FUND	\$58,100	\$914,576	\$1,693	\$0	\$972,676
Year 2021 FUNDING	\$8,300	\$31,469	\$423	\$0	\$40,192
QUARTERLY FUNDING	\$2,075.00	\$7,867.25	\$105.75	\$0.00	\$10,048.00
QUARTERLY PER UNIT	\$32.42	\$122.93	\$1.65	\$0.00	\$157.00
*To be expressed in terms of today's cost, without adjustment for inflation, which is covered from interest income.					
In addition to above Association has \$6,191 of initial capital and approx \$5,803 in reserve interest.					
Two 4-plex buildings, Four 6-plex buildings, Four 8-plex buildings (10 bldgs total)					
2019 - reserve expenses as follows:					
In Dec 2019 paid Florida Fire Systems \$1,693.35 for fire panel work					
2020 - reserve expenses as follows:					
In October 2020 signed paint contract with Mario's Painting - \$58,048 total. To be paid with					
all of the paint reserves (\$50,624.56), Interest on reserves (\$7,423.44)					