

Town Center HOA
Profit & Loss vs Budget
August 2021

	Aug 21	Budget	Jan - Aug 21	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
Association Dues	5,443.80	4,979.16	41,754.39	39,833.36	59,750.00
Capital Reserve Dues	1,598.77	1,462.32	3,460.41	11,698.60	17,547.88
Total Income	7,042.57	6,441.48	45,214.80	51,531.96	77,297.88
Late fees & penalties	0.00		100.00		
Total Income	7,042.57	6,441.48	45,314.80	51,531.96	77,297.88
Expense					
Alarm System					
Monitoring-Qtrly	0.00	0.00	231.00	240.00	480.00
Repairs	0.00	25.00	0.00	200.00	300.00
Total Alarm System	0.00	25.00	231.00	440.00	780.00
Elevator					
Maintenance	349.12	233.33	2,180.48	1,866.68	2,800.00
Repairs	0.00	41.66	0.00	333.36	500.00
Telephone	205.56	183.33	1,899.50	1,466.68	2,200.00
Total Elevator	554.68	458.32	4,079.98	3,666.72	5,500.00
Fire System					
Annual Inspection	0.00	100.00	1,189.49	800.00	1,200.00
Total Fire System	0.00	100.00	1,189.49	800.00	1,200.00
Insurance					
Business Insurance / D&O	667.16	595.83	4,733.61	4,766.68	7,150.00
Total Insurance	667.16	595.83	4,733.61	4,766.68	7,150.00
Janitorial					
Services	765.00	765.00	6,120.00	6,120.00	9,180.00
Supplies	283.79	166.66	624.43	1,333.36	2,000.00
Total Janitorial	1,048.79	931.66	6,744.43	7,453.36	11,180.00
Landscaping					
Flower pots & maintenance	0.00	200.00	1,299.50	1,000.00	1,400.00
Landscaping / Irrigation	0.00	85.71	359.53	428.58	600.00
Total Landscaping	0.00	285.71	1,659.03	1,428.58	2,000.00
Licenses and Permits	0.00	0.00	10.00	80.00	80.00
Postage and Delivery	4.40	3.33	26.50	26.68	40.00
Professional Fees					

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Cash Basis

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Accounting	0.00	0.00	622.49	370.00	370.00
Legal Fees	1,280.00	83.33	2,828.59	666.68	1,000.00
Management Services	262.50	83.33	1,510.00	666.68	1,000.00
Total Professional Fees	1,542.50	166.66	4,961.08	1,703.36	2,370.00
Property Management	575.00	575.00	4,600.00	4,600.00	6,900.00
Repairs					
Building	101.78	375.00	1,369.28	3,000.00	4,500.00
Supplies for R&M	2,120.29	83.33	2,486.27	666.68	1,000.00
Total Repairs	2,222.07	458.33	3,855.55	3,666.68	5,500.00
Reserve Projects					
Deck Seal 2021	0.00		11,769.10		
Stucco Repair 2021	11,500.00		11,500.00		
Total Reserve Projects	11,500.00		23,269.10		
Snow Removal					
Plow Snow	0.00	0.00	920.00	900.00	1,500.00
Shovel Snow	0.00	0.00	302.50	900.00	1,500.00
Supplies for Snow Removal	0.00	0.00	35.04	50.00	100.00
Total Snow Removal	0.00	0.00	1,257.54	1,850.00	3,100.00
Trash/Recycling	444.55	458.33	3,701.49	3,666.68	5,500.00
Utilities					
Electric	220.03	433.33	3,112.91	3,466.68	5,200.00
Gas	25.60	87.50	839.33	700.00	1,050.00
Water	195.65	183.33	1,463.22	1,466.68	2,200.00
Total Utilities	441.28	704.16	5,415.46	5,633.36	8,450.00
Total Expense	19,000.43	4,762.33	65,734.26	39,782.10	59,750.00
Net Ordinary Income	-11,957.86	1,679.15	-20,419.46	11,749.86	17,547.88
Other Income/Expense					
Other Expense					
Reserve Transfer	0.00	0.00	-8,774.00	0.00	17,547.88
Total Other Expense	0.00	0.00	-8,774.00	0.00	17,547.88
Net Other Income	0.00	0.00	8,774.00	0.00	-17,547.88
Net Income	-11,957.86	1,679.15	-11,645.46	11,749.86	0.00