

Town Center HOA
Profit & Loss vs Budget
January through December 2021

	Jan - Dec 21	Budget	Jan - Dec 21	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
Association Dues	61,671.19	59,750.00	61,671.19	59,750.00	59,750.00
Capital Reserve Dues	535.81	17,547.88	535.81	17,547.88	17,547.88
Total Income	62,207.00	77,297.88	62,207.00	77,297.88	77,297.88
Late fees & penalties	100.00		100.00		
Total Income	62,307.00	77,297.88	62,307.00	77,297.88	77,297.88
Expense					
Alarm System					
Monitoring-Qtrly	462.00	480.00	462.00	480.00	480.00
Repairs	0.00	300.00	0.00	300.00	300.00
Total Alarm System	462.00	780.00	462.00	780.00	780.00
Elevator					
Maintenance	3,088.79	2,800.00	3,088.79	2,800.00	2,800.00
Repairs	0.00	500.00	0.00	500.00	500.00
Telephone	2,718.59	2,200.00	2,718.59	2,200.00	2,200.00
Total Elevator	5,807.38	5,500.00	5,807.38	5,500.00	5,500.00
Fire System					
Annual Inspection	1,189.49	1,200.00	1,189.49	1,200.00	1,200.00
Total Fire System	1,189.49	1,200.00	1,189.49	1,200.00	1,200.00
Insurance					
Business Insurance / D&O	7,402.25	7,150.00	7,402.25	7,150.00	7,150.00
Total Insurance	7,402.25	7,150.00	7,402.25	7,150.00	7,150.00
Janitorial					
Services	9,180.00	9,180.00	9,180.00	9,180.00	9,180.00
Supplies	1,151.60	2,000.00	1,151.60	2,000.00	2,000.00
Total Janitorial	10,331.60	11,180.00	10,331.60	11,180.00	11,180.00
Landscaping					
Flower pots & maintenance	1,382.00	1,400.00	1,382.00	1,400.00	1,400.00
Landscaping / Irrigation	584.53	600.00	584.53	600.00	600.00
Total Landscaping	1,966.53	2,000.00	1,966.53	2,000.00	2,000.00
Licenses and Permits	43.35	80.00	43.35	80.00	80.00
Postage and Delivery	54.00	40.00	54.00	40.00	40.00
Professional Fees					
Accounting	622.49	370.00	622.49	370.00	370.00
Legal Fees	5,075.06	1,000.00	5,075.06	1,000.00	1,000.00
Management Services	1,780.00	1,000.00	1,780.00	1,000.00	1,000.00
Total Professional Fees	7,477.55	2,370.00	7,477.55	2,370.00	2,370.00
Property Management	6,900.00	6,900.00	6,900.00	6,900.00	6,900.00
Repairs					
Building	10,029.22	4,500.00	10,029.22	4,500.00	4,500.00
Supplies for R&M	2,693.62	1,000.00	2,693.62	1,000.00	1,000.00
Total Repairs	12,722.84	5,500.00	12,722.84	5,500.00	5,500.00
Reserve Projects					
Deck Seal 2021	11,769.10		11,769.10		
Painting External 2021	16,643.94		16,643.94		
Stucco Repair 2021	11,500.00		11,500.00		
Total Reserve Projects	39,913.04		39,913.04		
Snow Removal					
Plow Snow	1,420.00	1,500.00	1,420.00	1,500.00	1,500.00
Shovel Snow	288.75	1,500.00	288.75	1,500.00	1,500.00
Supplies for Snow Removal	80.24	100.00	80.24	100.00	100.00
Snow Removal - Other	343.75		343.75		
Total Snow Removal	2,132.74	3,100.00	2,132.74	3,100.00	3,100.00
Trash/Recycling	5,489.15	5,500.00	5,489.15	5,500.00	5,500.00
Utilities					
Electric	4,381.34	5,200.00	4,381.34	5,200.00	5,200.00

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Cash Basis

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	<u>Jan - Dec 21</u>	<u>Budget</u>	<u>Jan - Dec 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Gas	1,133.50	1,050.00	1,133.50	1,050.00	1,050.00
Water	2,173.88	2,200.00	2,173.88	2,200.00	2,200.00
Total Utilities	<u>7,688.72</u>	<u>8,450.00</u>	<u>7,688.72</u>	<u>8,450.00</u>	<u>8,450.00</u>
Total Expense	<u>109,580.64</u>	<u>59,750.00</u>	<u>109,580.64</u>	<u>59,750.00</u>	<u>59,750.00</u>
Net Ordinary Income	<u>-47,273.64</u>	<u>17,547.88</u>	<u>-47,273.64</u>	<u>17,547.88</u>	<u>17,547.88</u>
Other Income/Expense					
Other Expense					
Reserve Transfer	-17,547.88	17,547.88	-17,547.88	17,547.88	17,547.88
Total Other Expense	<u>-17,547.88</u>	<u>17,547.88</u>	<u>-17,547.88</u>	<u>17,547.88</u>	<u>17,547.88</u>
Net Other Income	<u>17,547.88</u>	<u>-17,547.88</u>	<u>17,547.88</u>	<u>-17,547.88</u>	<u>-17,547.88</u>
Net Income	<u>-29,725.76</u>	<u>0.00</u>	<u>-29,725.76</u>	<u>0.00</u>	<u>0.00</u>