

Town Center HOA
Profit & Loss vs Budget
 January through June 2022

	Jan - Jun 22	Budget	Jan - Jun 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Operating Income					
Association Dues	30,434.72	29,875.04	30,434.72	29,875.04	59,750.00
Total Operating Income	30,434.72	29,875.04	30,434.72	29,875.04	59,750.00
Total Income	30,434.72	29,875.04	30,434.72	29,875.04	59,750.00
Expense					
Alarm System					
Monitoring-Qtrly	231.00	240.00	231.00	240.00	480.00
Repairs	0.00	150.00	0.00	150.00	300.00
Total Alarm System	231.00	390.00	231.00	390.00	780.00
Bank Service Charges	6.20		6.20		
Elevator					
Maintenance	1,223.15	1,400.02	1,223.15	1,400.02	2,800.00
Repairs	0.00	250.04	0.00	250.04	500.00
Telephone	1,241.40	1,200.00	1,241.40	1,200.00	2,400.00
Total Elevator	2,464.55	2,850.06	2,464.55	2,850.06	5,700.00
Fire System					
Annual Inspection	1,504.30	1,200.00	1,504.30	1,200.00	1,200.00
Total Fire System	1,504.30	1,200.00	1,504.30	1,200.00	1,200.00
Insurance					
Business Insurance / D&O	4,243.17	4,000.04	4,243.17	4,000.04	8,000.00
Total Insurance	4,243.17	4,000.04	4,243.17	4,000.04	8,000.00
Janitorial					
Services	4,590.00	4,590.00	4,590.00	4,590.00	9,180.00
Supplies	690.55	520.04	690.55	520.04	1,040.00
Total Janitorial	5,280.55	5,110.04	5,280.55	5,110.04	10,220.00
Landscaping					
Flower pots & maintenance	1,341.12	600.00	1,341.12	600.00	1,400.00
Landscaping / Irrigation	868.53	257.13	868.53	257.13	600.00
Total Landscaping	2,209.65	857.13	2,209.65	857.13	2,000.00
Licenses and Permits	11.50	10.00	11.50	10.00	60.00
Postage and Delivery	26.58	19.98	26.58	19.98	40.00
Professional Fees					
Accounting	575.00	450.00	575.00	450.00	700.00
Legal Fees	0.00	499.98	0.00	499.98	1,000.00
Management Services	185.00	499.98	185.00	499.98	1,000.00
Total Professional Fees	760.00	1,449.96	760.00	1,449.96	2,700.00
Property Management	3,450.00	3,450.00	3,450.00	3,450.00	6,900.00
Repairs & Maintenance					
Building	5,514.18	2,049.96	5,514.18	2,049.96	4,100.00
Supplies for R&M	1,433.94	499.98	1,433.94	499.98	1,000.00
Total Repairs & Maintenance	6,948.12	2,549.94	6,948.12	2,549.94	5,100.00
Snow Removal					
Plow Snow	1,050.00		1,050.00		
Shovel Snow	426.25		426.25		
Supplies for Snow Removal	47.75		47.75		
Snow Removal - Other	0.00	1,860.00	0.00	1,860.00	3,100.00
Total Snow Removal	1,524.00	1,860.00	1,524.00	1,860.00	3,100.00
Trash/Recycling	3,281.36	2,750.02	3,281.36	2,750.02	5,500.00
Utilities					
Electric	3,280.92	2,475.00	3,280.92	2,475.00	4,950.00
Gas	1,067.87	650.02	1,067.87	650.02	1,300.00
Water	1,132.85	1,100.02	1,132.85	1,100.02	2,200.00
Total Utilities	5,481.64	4,225.04	5,481.64	4,225.04	8,450.00
Total Expense	37,422.62	30,722.21	37,422.62	30,722.21	59,750.00
Net Ordinary Income	-6,987.90	-847.17	-6,987.90	-847.17	0.00

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Other Income/Expense					
Other Income					
Reserve Income					
Capital Reserve Dues	9,289.06	9,124.88	9,289.06	9,124.88	18,249.80
Reserve Interest	4.38		4.38		
Total Reserve Income	9,293.44	9,124.88	9,293.44	9,124.88	18,249.80
Total Other Income	9,293.44	9,124.88	9,293.44	9,124.88	18,249.80
Other Expense					
Reserve Expenses					
Asphal Seal 2022	1,696.25		1,696.25		
Legal Fees	2,720.00		2,720.00		
Survey Fees	1,200.00		1,200.00		
Total Reserve Expenses	5,616.25		5,616.25		
Total Other Expense	5,616.25		5,616.25		
Net Other Income	3,677.19	9,124.88	3,677.19	9,124.88	18,249.80
Net Income	-3,310.71	8,277.71	-3,310.71	8,277.71	18,249.80