

### Town Center Budget 2020

	Actuals		Actuals		Actuals		Budget 2020	Reserve 2020	
	Budget 2017	Jan - Dec 17	Budget 2018	Jan - Dec 18	Budget 2019	Jan - Sep 19			
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>Income</b>									
Association Dues	50,716.56	52,038.58	53,875.00	53,082.50	53,875.00	39,961.03	<b>59,750.00</b>		<i>\$5875 - 9% increase on CAM</i>
Capital Reserve Dues	9,999.96	10,079.80	15,600.00	14,201.27	16,224.00	13,938.52	<b>16,872.96</b>		<i>4% Increase as per Reserve \$648.96</i>
Interest Income	0.00	5.91		19.25		68.14			
<b>Total Income</b>	<b>60,716.52</b>	<b>62,124.29</b>	<b>69,475.00</b>	<b>67,303.02</b>	<b>70,099.00</b>	<b>53,967.69</b>	<b>76,622.96</b>		<b>TOTAL Increase \$6,523.96 (approx 9.3% increase)</b>
Special Assessment	0.00	0.00	60,000.00	60,000.00	-	-			
<b>Total Income</b>	<b>60,716.52</b>	<b>62,124.29</b>	<b>129,475.00</b>	<b>127,303.02</b>	<b>70,099.00</b>	<b>53,967.69</b>	<b>76,622.96</b>		
Gross Profit	<b>60,716.52</b>	<b>62,124.29</b>	<b>129,475.00</b>	<b>127,303.02</b>	<b>70,099.00</b>	<b>53,967.69</b>	<b>76,622.96</b>		
<b>Expense</b>									
Administration	1,020.00	340.00		162.50					
<b>Alarm System</b>									
Monitoring-Qtrly	1,860.00	462.00	470.00	462.00	480.00	346.50	<b>480.00</b>		
Repairs	1,200.00	379.70	300.00	257.73	300.00	-	<b>300.00</b>		
<b>Total Alarm System</b>	<b>3,060.00</b>	<b>841.70</b>	<b>770.00</b>	<b>719.73</b>	<b>780.00</b>	<b>346.50</b>	<b>780.00</b>		
<b>Elevator</b>									
Maintenance	2,160.00	2,192.29	2,100.00	2,641.55	2,100.00	2,029.78	<b>2,800.00</b>		
Repairs	480.00	474.00	500.00	0.00	500.00	-	<b>500.00</b>		
Telephone	2,064.00	2,028.85	2,050.00	2,257.46	2,200.00	1,451.90	<b>2,200.00</b>		
<b>Total Elevator</b>	<b>4,704.00</b>	<b>4,695.14</b>	<b>4,650.00</b>	<b>4,899.01</b>	<b>4,800.00</b>	<b>3,481.68</b>	<b>5,500.00</b>		
<b>Fire System</b>									
Annual Inspection	0.00	1,070.00	1,100.00	1,194.68	1,200.00	1,111.56	<b>1,200.00</b>		
Repairs	0.00	0.00		0.00					
<b>Total Fire System</b>	<b>0.00</b>	<b>1,070.00</b>	<b>1,100.00</b>	<b>1,194.68</b>	<b>1,200.00</b>	<b>1,111.56</b>	<b>1,200.00</b>		
<b>Insurance</b>									
Business Insurance / D&O	4,200.00	7,369.64	6,295.00	6,404.82	6,500.00	5,134.19	<b>7,150.00</b>		
<b>Total Insurance</b>	<b>4,200.00</b>	<b>7,369.64</b>	<b>6,295.00</b>	<b>6,404.82</b>	<b>6,500.00</b>	<b>5,134.19</b>	<b>7,150.00</b>		
<b>Janitorial</b>									
Services	11,280.00	9,953.50	10,260.00	9,180.00	9,180.00	6,952.50	<b>9,180.00</b>		
Supplies	1,536.00	2,246.50	2,300.00	1,884.60	2,000.00	1,448.37	<b>2,000.00</b>		
<b>Total Janitorial</b>	<b>12,816.00</b>	<b>12,200.00</b>	<b>12,560.00</b>	<b>11,064.60</b>	<b>11,180.00</b>	<b>8,400.87</b>	<b>11,180.00</b>		
Landscaping	1,080.00	128.74	200.00	312.50	1,000.00	2,106.20	<b>1,000.00</b>		
Licenses and Permits	275.00	166.75	180.00	34.50	50.00	80.50	<b>85.00</b>		
Postage and Delivery	120.00	69.03	120.00	38.81	40.00	28.60	<b>40.00</b>		
<b>Professional Fees</b>									
Accounting	300.00	646.64	300.00	365.00	365.00	365.00	<b>365.00</b>		
Legal Fees	240.00	0.00	1,500.00	560.00	1,000.00	8,136.00	<b>1,000.00</b>		<i>@11/11 - \$9780</i>
Management Services	0.00	1,973.75	1,500.00	1,518.29	1,500.00	964.91	<b>1,500.00</b>		
<b>Total Professional Fees</b>	<b>540.00</b>	<b>2,620.39</b>	<b>3,300.00</b>	<b>2,443.29</b>	<b>2,865.00</b>	<b>9,465.91</b>	<b>2,865.00</b>		
Property Management	6,000.00	6,735.00	6,900.00	6,825.00	6,900.00	5,175.00	<b>6,900.00</b>		
<b>Repairs</b>									
Building	9,600.00	10,180.03	2,000.00	6,272.89	4,000.00	4,744.56	<b>5,000.00</b>		

	Actuals		Actuals		Actuals			
	Budget 2017	Jan - Dec 17	Budget 2018	Jan - Dec 18	Budget 2019	Jan - Sep 19	Budget 2020	Reserve 2020
Supplies for R&M	0.00	1,606.89	1,000.00	763.14	1,000.00	747.98	1,000.00	
<b>Total Repairs</b>	<b>9,600.00</b>	<b>11,786.92</b>	<b>3,000.00</b>	<b>7,036.03</b>	<b>5,000.00</b>	<b>5,492.54</b>	<b>6,000.00</b>	
<b>Reserve Account Expenses</b>								
Courtyard/Patio - Caulk/Seal								3,641.00
Stone Caps - Caulk/Seal								1,040.00
Carpet - Replace								17,427.00
Water Heater/Tank - Replace								1,248.00
<b>Total Reserve Acc. Expenses</b>								<b>23,356.00</b>
Reserve Study	0.00	2,000.00						
Snow Removal	3,380.00	4,285.00	3,000.00		-			
Plow Snow	0.00	0.00		1,077.50	1,500.00	850.00	1,500.00	
Shovel Snow	0.00	0.00		1,221.25	1,500.00	1,526.25	1,500.00	
Snow Removal - Supplies	0.00	0.00		64.87	100.00	-	100.00	
<b>Total Snow Removal</b>	<b>3,380.00</b>	<b>4,285.00</b>	<b>3,000.00</b>	<b>2,363.62</b>	<b>3,100.00</b>	<b>2,376.25</b>	<b>3,100.00</b>	
<b>Special Projects</b>								
Asphalt Repair	0.00	0.00		1,100.00				
<b>Total Special Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,100.00</b>	<b>-</b>	<b>-</b>		
Trash/Recycling	3,204.00	3,697.95	4,300.00	5,374.87	5,000.00	5,182.22	5,500.00	
<b>Utilities</b>								
Electric	4,800.00	5,229.69	4,800.00	4,466.19	4,800.00	3,930.67	5,200.00	
Gas	720.00	1,047.51	900.00	1,021.78	1,050.00	766.96	1,050.00	
Water	1,740.00	1,881.89	1,800.00	1,922.24	1,900.00	1,667.62	2,200.00	
<b>Total Utilities</b>	<b>7,260.00</b>	<b>8,159.09</b>	<b>7,500.00</b>	<b>7,410.21</b>	<b>7,750.00</b>	<b>6,365.25</b>	<b>8,450.00</b>	
<b>Total Expense</b>	<b>57,259.00</b>	<b>66,165.35</b>	<b>53,875.00</b>	<b>57,384.17</b>	<b>56,165.00</b>	<b>54,747.27</b>	<b>59,750.00</b>	
<b>Net Ordinary Income</b>	<b>3,457.52</b>	<b>(4,041.06)</b>	<b>75,600.00</b>	<b>69,918.85</b>	<b>13,934.00</b>	<b>(779.58)</b>	<b>16,872.96</b>	
<b>Other Income/Expense</b>								
Other Expense								
Reserve Transfer	-	-	75,600.00	70,661.27	16,224.00		16,872.96	
<b>Total Other Expense</b>	<b>-</b>	<b>-</b>	<b>75,600.00</b>	<b>70,661.27</b>	<b>16,224.00</b>	<b>0.00</b>	<b>16,872.96</b>	
<b>Gross Profit</b>	<b>60,716.52</b>	<b>62,124.29</b>	<b>129,475.00</b>	<b>127,303.02</b>	<b>70,099.00</b>	<b>53,967.69</b>	<b>76,622.96</b>	
<b>Gross Expenses</b>	<b>57,259.00</b>	<b>66,165.35</b>	<b>129,475.00</b>	<b>128,045.44</b>	<b>72,389.00</b>	<b>54,747.27</b>	<b>76,622.96</b>	
<b>Nett Income</b>	<b>3,457.52</b>	<b>-4,041.06</b>	<b>0.00</b>	<b>-742.42</b>	<b>-2,290.00</b>	<b>-779.58</b>	<b>0.00</b>	