

Town Center Budget 2021

	Actuals		Actuals		Actuals		Budget 2021	Reserve 2021	
	Budget 2018	Jan - Dec 18	Budget 2019	Jan - Dec 19	Budget 2020	Reserve 2020			
Ordinary Income/Expense									
Income									
Income									
Association Dues	53,875.00	53,082.50	53,875.00	53,414.79	59,750.00		57,712.16	59,750.00	
Capital Reserve Dues	15,600.00	14,201.27	16,224.00	17,990.00	16,872.96		16,306.16	17,547.88	4% increase per reserve study
Interest Income		19.25		81.85			17.21		
Total Income	69,475.00	67,303.02	70,099.00	71,486.64	76,622.96		74,035.53	77,297.88	
Special Assessment	60,000.00	60,000.00	-	-					
Total Income	129,475.00	127,303.02	70,099.00	71,486.64	76,622.96		74,035.53	77,297.88	
Gross Profit	129,475.00	127,303.02	70,099.00	71,486.64	76,622.96		74,035.53	77,297.88	
Expense									
Administration		162.50							
Alarm System									
Monitoring-Qtrly	470.00	462.00	480.00	462.00	480.00		462.00	480.00	
Repairs	300.00	257.73	300.00	-	300.00			300.00	
Total Alarm System	770.00	719.73	780.00	462.00	780.00		462.00	780.00	
Elevator									
Maintenance	2,100.00	2,641.55	2,100.00	2,718.11	2,800.00		2,688.95	2,800.00	
Repairs	500.00	0.00	500.00	-	500.00		806.00	500.00	
Telephone	2,050.00	2,257.46	2,200.00	2,019.17	2,200.00		2,319.39	2,200.00	
Total Elevator	4,650.00	4,899.01	4,800.00	4,737.28	5,500.00		5,814.34	5,500.00	
Fire System									
Annual Inspection	1,100.00	1,194.68	1,200.00	1,111.56	1,200.00		1,197.73	1,200.00	
Total Fire System	1,100.00	1,194.68	1,200.00	1,111.56	1,200.00		1,197.73	1,200.00	
Insurance									
Business Insurance / D&O	6,295.00	6,404.82	6,500.00	6,921.68	7,150.00		6,210.27	7,150.00	
Total Insurance	6,295.00	6,404.82	6,500.00	6,921.68	7,150.00		6,210.27	7,150.00	
Janitorial									
Services	10,260.00	9,180.00	9,180.00	9,247.50	9,180.00		9,180.00	9,180.00	
Supplies	2,300.00	1,884.60	2,000.00	1,747.97	2,000.00		961.97	2,000.00	
Total Janitorial	12,560.00	11,064.60	11,180.00	10,995.47	11,180.00		10,141.97	11,180.00	
Landscaping									
Flower pots & maintenance							1,549.05	1,400.00	
Landscaping/ irrigation							532.50	600.00	
Total Landscaping							2,081.55	2,000.00	
Licenses and Permits	180.00	34.50	50.00	118.45	85.00		55.20	80.00	
Postage and Delivery	120.00	38.81	40.00	40.70	40.00		42.60	40.00	
Professional Fees									
Accounting	300.00	365.00	365.00	365.00	365.00		366.00	370.00	
Legal Fees	1,500.00	560.00	1,000.00	10,935.00	1,000.00		2,896.00	1,000.00	
Management Services	1,500.00	1,518.29	1,500.00	964.91	1,500.00		463.26	1,000.00	
Total Professional Fees	3,300.00	2,443.29	2,865.00	12,264.91	2,865.00		3,725.26	2,370.00	
Property Management	6,900.00	6,825.00	6,900.00	6,900.00	6,900.00		6,900.00	6,900.00	

	Actuals		Actuals		Actuals				
	Budget 2018	Jan - Dec 18	Budget 2019	Jan - Dec 19	Budget 2020	Reserve 2020	Jan - Dec '20	Budget 2021	Reserve 2021
Repairs									
Building	2,000.00	6,272.89	4,000.00	9,458.75	5,000.00		3,914.58	4,500.00	
Supplies for R&M	1,000.00	763.14	1,000.00	2,147.57	1,000.00		991.22	1,000.00	
Total Repairs	3,000.00	7,036.03	5,000.00	11,606.32	6,000.00		4,905.80	5,500.00	
Reserve Projects									
Asphalt - Seal / Repair									1,167.00
Building Trim - Repaint									1,433.00
Carpet - Replace						17,427.00			17,427.00
Concrete walkways - Repair									1,008.00
Courtyard/Patio - Caulk / Seal						3,641.00			
Concrete Patio Deck - Recoat									8,967.00
Interior Surface Repaint									8,861.00
Stone Caps - Caulk / Seal						1,040.00			
Stucco - Seal / Paint									9,657.00
Water Heater/Tank - Replace						1,248.00			
Total Reserve Acc. Expenses						5,929.00	-	-	48,520.00
Reserve Study									
Snow Removal	3,000.00		-						
Plow Snow		1,077.50	1,500.00	1,417.50	1,500.00		3,012.50	1,500.00	
Shovel Snow		1,221.25	1,500.00	2,210.00	1,500.00		1,557.50	1,500.00	
Supplies for snow removal		64.87	100.00	56.64	100.00		125.73	100.00	
Total Snow Removal	3,000.00	2,363.62	3,100.00	3,684.14	3,100.00		4,695.73	3,100.00	
Special Projects									
Asphalt Repair		1,100.00							
Total Special Projects	0.00	1,100.00	-	-			-	-	
Trash/Recycling	4,300.00	5,374.87	5,000.00	6,183.82	5,500.00		4,787.82	5,500.00	
Utilities									
Electric	4,800.00	4,466.19	4,800.00	5,065.31	5,200.00		4,677.04	5,200.00	
Gas	900.00	1,021.78	1,050.00	1,021.55	1,050.00		926.51	1,050.00	
Water	1,800.00	1,922.24	1,900.00	2,053.41	2,200.00		2,063.41	2,200.00	
Total Utilities	7,500.00	7,410.21	7,750.00	8,140.27	8,450.00		7,666.96	8,450.00	
Total Expense	53,875.00	57,384.17	56,165.00	75,327.80	59,750.00	19,162.80	58,687.23	59,750.00	Overages
Net Ordinary Income	75,600.00	69,918.85	13,934.00	(3,841.16)	16,872.96		15,348.30	17,547.88	
Reserve Transfer	75,600.00	70,661.27	16,224.00		16,872.96				
Total Other Expense	75,600.00	70,661.27	16,224.00	0.00	16,872.96		0.00	17,547.88	
Gross Profit	129,475.00	127,303.02	70,099.00	71,486.64	76,622.96		74,035.53	77,297.88	
Gross Expenses	129,475.00	128,045.44	72,389.00	75,327.80	76,622.96		58,687.23	77,297.88	
Nett Income	0.00	-742.42	-2,290.00	-3,841.16	0.00		15,348.30	0.00	

No Transfer from 2019 due to budget deficit of -2290 and legal expenses of 9935 + overages on building repairs of 5458
Operating acc owes Reserve \$17,990