

Town Center HOA
Profit & Loss Budget vs. Actual
January 1, 2016 through December 29, 2017

					2018	Comments
	Jan - Dec 16	Budget	Jan 1 - Dec 29, 17	Budget	Budget	
Ordinary Income/Expense						
Income						
Income						
Association Dues	51,549.73	50,716.56	52,038.58	50,716.56	53,875.00	
Capital Reserve Dues	8,252.02	9,999.96	10,079.80	9,999.96	15,600.00	Reserve Contribution
Special Assessmet	0.00	0.00	0.00	0.00	60,000.00	Special Assessment
Interest Income	0.50		5.91	0.00	0.00	
Income - Other	0.00		0.00	0.00	0.00	
Total Income	59,802.25	60,716.52	62,124.29	60,716.52	129,475.00	
Special Assessment	0.00		0.00	0.00	0.00	
Unpaid Balances	0.00		0.00	0.00	0.00	
Total Income	59,802.25	60,716.52	62,124.29	60,716.52	129,475.00	
Expense						
Administration	959.66		340.00	1,020.00	0.00	
Alarm System						
Monitoring	1,532.00	1,800.00	462.00	1,860.00	470.00	
Repairs	0.00	1,200.00	379.70	1,200.00	300.00	
Alarm System - Other	0.00		0.00	0.00	0.00	
Total Alarm System	1,532.00	3,000.00	841.70	3,060.00	770.00	
Elevator						
Maintenance	2,839.02	2,100.00	2,192.29	2,160.00	2,100.00	
Repairs	0.00	480.00	474.00	480.00	500.00	
Telephone	2,170.18	1,980.00	2,028.85	2,064.00	2,050.00	
Elevator - Other	0.00		0.00	0.00	0.00	
Total Elevator	5,009.20	4,560.00	4,695.14	4,704.00	4,650.00	
Equipment Rental	0.00		0.00	0.00	0.00	
Filing Fees	0.00		0.00	0.00	0.00	
Fire System						
Annual Inspection	0.00		1,070.00	0.00	1,100.00	
Monitoring	0.00	1,800.00	0.00	0.00	0.00	
Repairs	0.00	1,200.00	0.00	0.00	0.00	
Fire System - Other	590.00		0.00	0.00	0.00	
Total Fire System	590.00	3,000.00	1,070.00	0.00	1,100.00	
Insurance						
Directors & Officers	0.00	426.00	0.00	450.00	405.00	
Disability Insurance	0.00		0.00	0.00	0.00	
Errors & Omissions	0.00		0.00	0.00	0.00	
Homeowners Insurance	5,817.94		7,369.64	0.00	5,890.00	
Liability Insurance	0.00	6,240.00	0.00	4,200.00	0.00	
Insurance - Other	0.00		0.00	0.00	0.00	
Total Insurance	5,817.94	6,666.00	7,369.64	4,650.00	6,295.00	
Interest Expense						
Finance Charge	0.00		0.00	0.00	0.00	
Loan Interest	0.00		0.00	0.00	0.00	
Mortgage	0.00		0.00	0.00	0.00	
Interest Expense - Other	0.00		0.00	0.00	0.00	
Total Interest Expense	0.00		0.00	0.00	0.00	
Janitor	0.00		0.00	0.00		
Janitorial						
Services	9,252.14	9,300.00	9,953.50	11,280.00	10,260.00	
Supplies	1,268.93	1,200.00	2,246.50	1,536.00	2,300.00	
Janitorial - Other	0.00		0.00	0.00	0.00	
Total Janitorial	10,521.07	10,500.00	12,200.00	12,816.00	12,560.00	
Landscaping	3,084.59	600.00	128.74	1,080.00	200.00	
Licenses and Permits	275.00	240.00	166.75	275.00	180.00	
Postage and Delivery	193.27	120.00	69.03	120.00	120.00	
Printing and Reproduction	0.00		0.00	0.00	0.00	
Professional Fees						
Accounting	295.46	250.00	646.64	300.00	300.00	
Legal Fees	70.00	240.00	0.00	240.00	1,500.00	
Management Services	0.00		1,973.75	0.00	1,500.00	
Professional Fees - Other	0.00		0.00	0.00	0.00	
Total Professional Fees	365.46	490.00	2,620.39	540.00	3,300.00	
Property Management	6,000.00	6,000.00	6,735.00	6,000.00	6,900.00	

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		Budget		Budget	Budget	
Repairs						
Building	4,476.38	9,600.00	10,180.03	9,600.00	2,000.00	
Equipment Repairs	0.00		0.00	0.00	0.00	
Supplies for R&M	0.00		1,606.89	0.00	1,000.00	
Repairs - Other	0.00		0.00	0.00	0.00	
Total Repairs	4,476.38	9,600.00	11,786.92	9,600.00	3,000.00	
Reserve Study	0.00		2,000.00	0.00	0.00	
Snow Removal	2,520.00	3,380.00	4,285.00	3,380.00	3,000.00	
Taxes						
Federal	0.00		0.00	0.00	0.00	
Local	0.00		0.00	0.00	0.00	
Property	0.00		0.00	0.00	0.00	
State	0.00		0.00	0.00	0.00	
Taxes - Other	0.00		0.00	0.00	0.00	
Total Taxes	0.00		0.00	0.00	0.00	
Telephone	0.00		0.00	0.00	0.00	
Trash/Recycling	3,560.37	2,520.00	3,697.95	3,204.00	4,300.00	
Travel & Ent						
Entertainment	0.00		0.00	0.00	0.00	
Meals	0.00		0.00	0.00	0.00	
Travel	0.00		0.00	0.00	0.00	
Travel & Ent - Other	0.00		0.00	0.00	0.00	
Total Travel & Ent	0.00		0.00	0.00	0.00	
Utilities						
Electric	3,752.54	4,320.00	5,229.69	4,800.00	4,800.00	
Gas	573.71	1,104.00	1,047.51	720.00	900.00	
Telephone	0.00	0.00	0.00	0.00	0.00	
Water	1,692.87	1,608.00	1,881.89	1,740.00	1,800.00	
Utilities - Other	0.00		0.00	0.00	0.00	
Total Utilities	6,019.12	7,032.00	8,159.09	7,260.00	7,500.00	
Reserve Transfer	0.00	0.00	0.00	0.00	75,600.00	
Total Expense	50,924.06	57,708.00	66,165.35	57,709.00	129,475.00	
Net Ordinary Income	51,549.73	50,716.56	62,124.29	60,716.52	129,475.00	
Net Income	625.67	-6,991.44	-4,041.06	3,007.52	0.00	