

## Town Center Budget 2022

	Actuals			Actuals			Jan - Aug '21	Budget 2022	
	Budget 2019	Jan - Dec 19	Budget 2020	Reserve 2020	Jan - Dec '20	Budget 2021			
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>Income</b>									
Association Dues	53,875.00	53,414.79	59,750.00		57,712.16	59,750.00	41,754.39	<b>59,750.00</b>	
Capital Reserve Dues	16,224.00	17,990.00	16,872.96		16,306.16	17,547.88	3,460.41	<b>18,249.80</b>	4% increase per reserve study
Late Fees & penalties							100.00		
Interest Income		81.85			17.21				
<b>Total Income</b>	<b>70,099.00</b>	<b>71,486.64</b>	<b>76,622.96</b>		<b>74,035.53</b>	<b>77,297.88</b>	<b>45,314.80</b>	<b>77,999.80</b>	
<b>Special Assessment</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Total Income</b>	<b>70,099.00</b>	<b>71,486.64</b>	<b>76,622.96</b>		<b>74,035.53</b>	<b>77,297.88</b>	<b>45,314.80</b>	<b>77,999.80</b>	
<b>Gross Profit</b>	<b>70,099.00</b>	<b>71,486.64</b>	<b>76,622.96</b>		<b>74,035.53</b>	<b>77,297.88</b>	<b>45,314.80</b>	<b>77,999.80</b>	
<b>Expense</b>									
<b>Administration</b>									
<b>Alarm System</b>									
Monitoring-Qtrly	480.00	462.00	480.00		462.00	480.00	231.00	<b>480.00</b>	
Repairs	300.00	-	300.00			300.00		<b>300.00</b>	
<b>Total Alarm System</b>	<b>780.00</b>	<b>462.00</b>	<b>780.00</b>		<b>462.00</b>	<b>780.00</b>	<b>231.00</b>	<b>780.00</b>	
<b>Elevator</b>									
Maintenance	2,100.00	2,718.11	2,800.00		2,688.95	2,800.00	2,180.48	<b>2,800.00</b>	
Repairs	500.00	-	500.00		806.00	500.00		<b>500.00</b>	
Telephone	2,200.00	2,019.17	2,200.00		2,319.39	2,200.00	1,899.50	<b>2,400.00</b>	
<b>Total Elevator</b>	<b>4,800.00</b>	<b>4,737.28</b>	<b>5,500.00</b>		<b>5,814.34</b>	<b>5,500.00</b>	<b>4,079.98</b>	<b>5,700.00</b>	
<b>Fire System</b>									
Annual Inspection	1,200.00	1,111.56	1,200.00		1,197.73	1,200.00	1,189.49	<b>1,200.00</b>	
<b>Total Fire System</b>	<b>1,200.00</b>	<b>1,111.56</b>	<b>1,200.00</b>		<b>1,197.73</b>	<b>1,200.00</b>	<b>1,189.49</b>	<b>1,200.00</b>	
<b>Insurance</b>									
Business Insurance / D&O	6,500.00	6,921.68	7,150.00		6,210.27	7,150.00	4,733.61	<b>8,000.00</b>	
<b>Total Insurance</b>	<b>6,500.00</b>	<b>6,921.68</b>	<b>7,150.00</b>		<b>6,210.27</b>	<b>7,150.00</b>	<b>4,733.61</b>	<b>8,000.00</b>	
<b>Janitorial</b>									
Services	9,180.00	9,247.50	9,180.00		9,180.00	9,180.00	6,120.00	<b>9,180.00</b>	
Supplies	2,000.00	1,747.97	2,000.00		961.97	2,000.00	624.43	<b>1,040.00</b>	
<b>Total Janitorial</b>	<b>11,180.00</b>	<b>10,995.47</b>	<b>11,180.00</b>		<b>10,141.97</b>	<b>11,180.00</b>	<b>6,744.43</b>	<b>10,220.00</b>	
<b>Landscaping</b>									
Flower pots & maintenance					1,549.05	1,400.00	1,299.50	<b>1,400.00</b>	
Landscaping/ irrigation					532.50	600.00	359.53	<b>600.00</b>	
<b>Total Landscaping</b>					<b>2,081.55</b>	<b>2,000.00</b>	<b>1,659.03</b>	<b>2,000.00</b>	
Licenses and Permits	50.00	118.45	85.00		55.20	80.00	10.00	<b>60.00</b>	
Postage and Delivery	40.00	40.70	40.00		42.60	40.00	26.50	<b>40.00</b>	
<b>Professional Fees</b>									
Accounting	365.00	365.00	365.00		366.00	370.00	622.49	<b>700.00</b>	
Legal Fees	1,000.00	10,935.00	1,000.00		2,896.00	1,000.00	2,828.59	<b>1,000.00</b>	
Management Services	1,500.00	964.91	1,500.00		463.26	1,000.00	1,510.00	<b>1,000.00</b>	
<b>Total Professional Fees</b>	<b>2,865.00</b>	<b>12,264.91</b>	<b>2,865.00</b>		<b>3,725.26</b>	<b>2,370.00</b>	<b>4,961.08</b>	<b>2,700.00</b>	
Property Management	6,900.00	6,900.00	6,900.00		6,900.00	6,900.00	4,600.00	<b>6,900.00</b>	

	Actuals			Actuals					
	Budget 2019	Jan - Dec 19	Budget 2020	Reserve 2020	Jan - Dec '20	Budget 2021	Reserve 2021	Jan - Aug '21	Budget 2022
<b>Repairs</b>									
Building	4,000.00	9,458.75	5,000.00		3,914.58	4,500.00		1,369.28	4,100.00
Supplies for R&M	1,000.00	2,147.57	1,000.00		991.22	1,000.00		2,486.27	1,000.00
<b>Total Repairs</b>	<b>5,000.00</b>	<b>11,606.32</b>	<b>6,000.00</b>		<b>4,905.80</b>	<b>5,500.00</b>		<b>3,855.55</b>	<b>5,100.00</b>
<b>Reserve Projects</b>									
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	11,769.10	
Interior Surface Repaint							8,861.00		
Stone Caps - Caulk / Seal				1,040.00					
Stucco - Seal / Paint							9,657.00		
Stucco Repair								11,500.00	
Water Heater/Tank - Replace				1,248.00					
<b>Total Reserve Acc. Expenses</b>				<b>5,929.00</b>	-	-	<b>48,520.00</b>	23,269.10	
<b>Reserve Study</b>									
<b>Snow Removal</b>									
Plow Snow	1,500.00	1,417.50	1,500.00		3,012.50	1,500.00		920.00	1,500.00
Shovel Snow	1,500.00	2,210.00	1,500.00		1,557.50	1,500.00		302.50	1,500.00
Supplies for snow removal	100.00	56.64	100.00		125.73	100.00		35.04	100.00
<b>Total Snow Removal</b>	<b>3,100.00</b>	<b>3,684.14</b>	<b>3,100.00</b>		<b>4,695.73</b>	<b>3,100.00</b>		<b>1,257.54</b>	<b>3,100.00</b>
<b>Special Projects</b>									
Asphalt Repair									
<b>Total Special Projects</b>	-	-			-	-			
<b>Trash/Recycling</b>	5,000.00	6,183.82	5,500.00		4,787.82	5,500.00		3,701.49	5,500.00
<b>Utilities</b>									
Electric	4,800.00	5,065.31	5,200.00		4,677.04	5,200.00		3,112.91	4,950.00
Gas	1,050.00	1,021.55	1,050.00		926.51	1,050.00		839.33	1,300.00
Water	1,900.00	2,053.41	2,200.00		2,063.41	2,200.00		1,463.22	2,200.00
<b>Total Utilities</b>	<b>7,750.00</b>	<b>8,140.27</b>	<b>8,450.00</b>		<b>7,666.96</b>	<b>8,450.00</b>		<b>5,415.46</b>	<b>8,450.00</b>
<b>Total Expense</b>	<b>56,165.00</b>	<b>75,327.80</b>	<b>59,750.00</b>	<b>19,162.80</b>	<b>58,687.23</b>	<b>59,750.00</b>	<b>48,520.00</b>	<b>65,734.26</b>	<b>59,750.00</b>
<b>Net Ordinary Income</b>	<b>13,934.00</b>	<b>(3,841.16)</b>	<b>16,872.96</b>		<b>15,348.30</b>	<b>17,547.88</b>			
Reserve Transfer	16,224.00		16,872.96					(8,774.00)	18,249.80
<b>Total Other Expense</b>	<b>16,224.00</b>	<b>0.00</b>	<b>16,872.96</b>		<b>0.00</b>	<b>17,547.88</b>		<b>0.00</b>	<b>18,249.80</b>
<b>Gross Profit</b>	<b>70,099.00</b>	<b>71,486.64</b>	<b>76,622.96</b>		<b>74,035.53</b>	<b>77,297.88</b>		<b>45,314.80</b>	<b>77,999.80</b>
<b>Gross Expenses</b>	<b>72,389.00</b>	<b>75,327.80</b>	<b>76,622.96</b>		<b>58,687.23</b>	<b>77,297.88</b>		<b>65,734.26</b>	<b>77,999.80</b>
<b>Nett Income</b>	<b>-2,290.00</b>	<b>-3,841.16</b>	<b>0.00</b>		<b>15,348.30</b>	<b>0.00</b>		<b>-11,645.46</b>	<b>0.00</b>