

Townes of Governors Village 2015 Budget

	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 Budget	2014 Actual 10/31	2015 Proposed Budget
MONTHLY ASSESSMENT RATE:	\$165.00	\$ 170	175	175		180
# of homes (Average for the year)	157	160	160	160		160
			336,000	336,000		345,600

INCOME							
41010	Residential Assessments	310,860	\$ 326,400	336,000	336,000	280,000	345,600
41049	Assessment Penalties	1,600	\$ 1,782	1,349	1,000	1,964	1,000
41051	Reserve Account Interest	0	\$ 686	1,104	1,137	292	1,200
41052	Paint Fund Interest	0	\$ 49	17	0	34	25
41071	Legal Fees Reimbursed	0	\$ -	0	0	656	500
41073	Collection Fees Reimbursed	450	\$ 215	245	0	290	250
41090	Other Income (Master Contribution)	0	\$ 9,205	0	9,200	9,194	61,044
41095	Prior Year Cash Forward	0	\$ -	0	0	0	0
TOTAL INCOME		312,910	\$ 338,337	338,715	347,337	292,430	409,619

EXPENSES							
UTILITIES							
51000	Electricity	1,200	\$ 2,069	2,187	2,121	1,705	2,200
51200	Water	14,812	\$ 12,242	6,886	12,864	10,340	12,000
TOTAL UTILITIES		16,012	\$ 14,311	9,073	14,985	12,045	14,200

BUILDING MAINTENANCE							
52000	Roof Maintenance	0	\$ 362	190	1,000	537	1,000
52100	Gutter Cleaning	3,600	\$ 2,486	2,490	2,500	146	2,500
52400	Plumbing Maintenance		\$ (312)	0	0	0	0
52500	Building Maintenance	2,000	\$ 1,553	276	2,000	997	2,000
52700	Termite Warranty	5,698	\$ 5,920	5,440	5,440	5,440	5,440
TOTAL BLDG. MAINTENANCE		11,898	\$ 10,009	8,396	10,940	7,120	10,940

GROUNDS MAINTENANCE							
53000	Grounds Contract	42,517	\$ 47,592	47,592	47,592	38,150	45,780
53100	Grounds Extra	120	\$ 5,408	826	2,000	906	2,000
53101	Mulch	4,514	\$ 6,884	-434	5,100	3,399	5,100
53200	Parking, Streets & Signs	632	\$ 664	0	0	0	0
53700	Irrigation Repairs/Maintenance	1,365	\$ -	2,759	1,000	3,810	1,000
53900	Tree Removal	0	\$ -	500	500	0	500
TOTAL GROUNDS MAINTENANCE		49,148	\$ 60,548	51,243	56,192	46,265	54,380

GENERAL & ADMINISTRATION							
57100	Legal / Collection Services	0	\$ -	0	0	656	250
57103	Other Collection Charges	450	\$ 215	245	300	290	250
57200	Legal	0	\$ -	220	500	0	450
57300	Tax Returns	1,800	\$ 525	525	525	225	225
57400	Management Fees	23,688	\$ 22,272	22,716	22,716	18,930	22,716
57600	Printing, Postage & Supplies	2,375	\$ 3,972	2,293	2,000	846	1,000
57700	Bad Debt Expense	0	\$ (495)	9,200	0	0	0
57500	Other Professional Fees		\$ 3,350	0	0	0	0
57800	Meeting Costs	150	\$ 200	0	100	0	0
TOTAL GENERAL & ADMINISTRATION		28,463	\$ 30,039	\$ 35,199	\$ 26,141	\$ 20,947	\$ 24,891

OTHER							
59300	Contingency	1,800	\$ -	0	439	0	8
59400	Transfer to Reserves	18,530	\$ 21,686	55,407	50,303	42,211	118,000
59600	Paint Fund	19,646	\$ 22,549	24,017	24,000	20,034	24,000
59800	Master Ass'n Transfer	142,100	\$ 160,000	163,200	163,200	136,000	163,200
TOTAL OTHER		182,076	\$ 204,235	242,624	237,942	198,245	305,208

TOTAL EXPENSES		\$287,597	\$ 319,142	346,535	346,200	284,622	409,619
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INCOME LESS EXPENSES		\$25,313	\$ 19,195	-7,820	1,137	7,808	0
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Townhome Monthly Assessments			85		90		95
Master Monthly Assessments			45		85		85
Total Monthly Assessments			130		175		180