

**Townes of Governors Village 2016 Budget**

	2011	2012	2013	2014	2014	2015	2015	2016
	Actual 12/31	Actual 12/31	Actual 12/31	Budget	Actual 12/31	Budget	Actual 9/30/15	Budget
<b>MONTHLY ASSESSMENT RATE:</b>	\$165.00	\$ 170	175	175		180		95
# of homes (Average for the year)	157	160	160	160		160		160
			336,000	336,000		345,600		182,400

<b>INCOME</b>									
41010	Residential Assessments	310,860	\$ 326,400	336,000	336,000	336,000	345,600	259,200	182,400
41049	Assessment Penalties	1,600	\$ 1,782	1,349	1,000	2,458	1,000	1,728	1,000
41051	Reserve Account Interest	0	\$ 686	1,104	1,137	790	1,200	372	800
41052	Paint Fund Interest	0	\$ 49	17	0	46	25	70	45
41071	Legal Fees Reimbursed	0	\$ -	0	0	656	500	59	500
41073	Collection Fees Reimbursed	450	\$ 215	245	0	290	250	260	250
41090	Other Income (Master Contribution)	0	\$ 9,205	0	9,200	9,194	11,044	0	11,044
41095	Prior Year Cash Forward	0	\$ -	0	0	0	0	0	0
<b>TOTAL INCOME</b>		<b>312,910</b>	<b>\$ 338,337</b>	<b>338,715</b>	<b>347,337</b>	<b>349,434</b>	<b>359,619</b>	<b>261,689</b>	<b>196,039</b>

<b>EXPENSES</b>									
<b>UTILITIES</b>									
51000	Electricity	1,200	\$ 2,069	2,187	2,121	2,024	2,200	1,437	2,000
51200	Water	14,812	\$ 12,242	6,886	12,864	12,852	12,000	7,375	12,000
<b>TOTAL UTILITIES</b>		<b>16,012</b>	<b>\$ 14,311</b>	<b>9,073</b>	<b>14,985</b>	<b>14,876</b>	<b>14,200</b>	<b>8,812</b>	<b>14,000</b>

<b>BUILDING MAINTENANCE</b>									
52000	Roof Maintenance	0	\$ 362	190	1,000	538	1,000	1,725	1,000
52100	Gutter Cleaning	3,600	\$ 2,486	2,490	2,500	2,546	2,500	0	2,500
52400	Plumbing Maintenance	0	\$ (312)	0	0	0	0	676	0
52500	Building Maintenance	2,000	\$ 1,553	276	2,000	1,412	2,000	375	2,000
52700	Termite Warranty	5,698	\$ 5,920	5,440	5,440	5,440	5,440	5,440	5,440
<b>TOTAL BLDG. MAINTENANCE</b>		<b>11,898</b>	<b>\$ 10,009</b>	<b>8,396</b>	<b>10,940</b>	<b>9,936</b>	<b>10,940</b>	<b>8,216</b>	<b>10,940</b>

<b>GROUNDS MAINTENANCE</b>									
53000	Grounds Contract	42,517	\$ 47,592	47,592	47,592	45,780	28,788	21,521	28,788
53100	Grounds Extra	120	\$ 5,408	826	2,000	1,315	6,000	360	6,000
53101	Mulch	4,514	\$ 6,884	-434	5,100	3,399	5,100	0	5,100
53200	Parking, Streets & Signs	632	\$ 664	0	0	0	0	0	0
53700	Irrigation Repairs/Maintenance	1,365	\$ -	2,759	1,000	5,665	1,000	480	1,000
53900	Tree Removal	0	\$ -	500	500	0	500	0	500
<b>TOTAL GROUNDS MAINTENANCE</b>		<b>49,148</b>	<b>\$ 60,548</b>	<b>51,243</b>	<b>56,192</b>	<b>56,159</b>	<b>41,388</b>	<b>22,361</b>	<b>41,388</b>

<b>GENERAL &amp; ADMINISTRATION</b>									
57100	Legal / Collection Services	0	\$ -	0	0	656	250	59	500
57103	Other Collection Charges	450	\$ 215	245	300	290	250	260	250
57200	Legal	0	\$ -	220	500	527	450	0	450
57300	Tax Returns	1,800	\$ 525	525	525	225	225	225	225
57400	Management Fees	23,688	\$ 22,272	22,716	22,716	22,716	22,716	17,037	22,716
57600	Printing, Postage & Supplies	2,375	\$ 3,972	2,293	2,000	1,787	1,000	615	1,000
57700	Bad Debt Expense	0	\$ (495)	9,200	0	0	0	0	0
57500	Other Professional Fees	0	\$ 3,350	0	0	0	0	0	0
57800	Meeting Costs	150	\$ 200	0	100	0	0	0	0
<b>TOTAL GENERAL &amp; ADMINISTRATION</b>		<b>28,463</b>	<b>\$ 30,039</b>	<b>\$ 35,199</b>	<b>\$ 26,141</b>	<b>\$ 26,201</b>	<b>\$ 24,891</b>	<b>\$ 18,196</b>	<b>\$ 25,141</b>

<b>OTHER</b>									
59300	Contingency	1,800	\$ -	0	439	0	1,000	0	570
59400	Transfer to Reserves	18,530	\$ 21,686	55,407	50,303	51,092	80,000	69,872	80,000
59600	Paint Fund	19,646	\$ 22,549	24,017	24,000	24,047	24,000	18,071	24,000
59800	Master Ass'n Transfer	142,100	\$ 160,000	163,200	163,200	163,200	163,200	122,400	0
<b>TOTAL OTHER</b>		<b>182,076</b>	<b>\$ 204,235</b>	<b>242,624</b>	<b>237,942</b>	<b>238,339</b>	<b>268,200</b>	<b>210,343</b>	<b>104,570</b>

<b>TOTAL EXPENSES</b>		<b>\$287,597</b>	<b>\$ 319,142</b>	<b>346,535</b>	<b>346,200</b>	<b>345,511</b>	<b>359,619</b>	<b>267,928</b>	<b>196,039</b>
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<b>INCOME LESS EXPENSES</b>		<b>\$25,313</b>	<b>\$ 19,195</b>	<b>-7,820</b>	<b>1,137</b>	<b>3,923</b>	<b>0</b>	<b>-6,239</b>	<b>0</b>
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Townhome Monthly Assessments		85		90		95		95
Master Monthly Assessments		45		85		85	Collected Directly by POA	
<b>Total Monthly Assessments</b>		<b>130</b>		<b>175</b>		<b>180</b>		<b>95</b>