

Townhome Operating Budget 2019

<u>Category</u>	<u>Acct #</u>	<u>2017 Actual</u>	<u>2018 Actual</u>	<u>2019 Budget</u>
Income				
Maintenance/TH	3125	\$ 207,080	\$ 206,601	\$ 207,540
NSF fees	3160			
Lien Fees	3130	43		
Interest Income	3210	165	237	246
Late Fees	3410	180	110	193
Total Income		<u>207,468</u>	<u>206,948</u>	<u>207,979</u>
Administration Exp				
Misc Expense	4101	15	65	100
TH Admin Fee	4105	11,660	11,900	11,900
Office Supplies	4200	40	264	565
Printing	4201			
Legal and Lien Fees	4206/4210	26	569	240
Property Insurance	4212	35,115	25,254	33,684
Bank Fee, Penalty, Misc	4226/4627	-	-	-
Total admin Exp		<u>46,856</u>	<u>38,052</u>	<u>46,489</u>
Building Expense				
Water	4570	9,158	7,352	9,000
Sewer	4570			
Electric	4575	799	868	1,161
Trash	4577	16,450	19,700	22,328
Total Building Exp		<u>26,407</u>	<u>27,919</u>	<u>32,489</u>
Facilities Grounds Exp				
Contract Labor/Other (1)	4612			
Snow Removal	4615	1,080	4,750	5,400
Maint Repairs & Supply	4626	526	272	400
Roofing Repairs	4627	17,314	1,197	15,000
Gutters	4627			5,000
Chimney Repairs	4628	928		10,000
Brick Repairs	4628			5,000
Patio/Decks	4629	3,617		2,500
Driveways and walks				
HOA Groundskeeping	4665	31,130	35,549	35,998
Irrigation repairs & maint	4666	3,279	4,344	3,400
Tree trim/Removal	4672			5,500
Tree/shrub replacement	4673			2,000
Gds Improve/Plants	4675	15,175	17,961	1,500
Discretionary Funds (1)	4684	47,238	47,372	61,500
Total Fac and Gds Exp		<u>120,287</u>	<u>111,445</u>	<u>153,198</u>
Social Expense				
Adult Social Committee	4725	280	314	500
Total Operating Expenses		<u>193,830</u>	<u>177,731</u>	<u>232,676</u>
Net Revenue		<u>\$ 13,638</u>	<u>\$ 29,217</u>	<u>\$ (24,697)</u>
Cash Balance Beginning of Year (1/1/2019)				\$ 108,466
Budget Income (Loss) Year Ended 12/31/2019				<u>(24,697)</u>
Budget Cash Balance 12/31/2019				<u><u>83,769</u></u>

(1) For comparison purposes, contract labor in 2017 and 2018 were reclassified to the discretionary fund account. The contract labor account will not be utilized in 2019. Contract labor will be recorded in the account based on the type of service provided. Discretionary funds will be used for resident maintenance items requested during the year and items that may be identified in the 5 year plan as immediately necessary in 2019.