The Townes 2015 Actuals 2016 Budget

Common Area	January	February	March	April	May	June	July	August	September	October	November	December	Total
1. Grounds	$ 1,801.00	$ 1,801.00	$ 1,801.00	$ 1,943.50	$ 2,603.50	$ 2,118.00	$ 3,380.00	$ 2,150.50	$ 2,325.95	$ 4,477.50	$ 3,731.00	$ 2,500.00	$ 30,632.95
2. Water	$ (176.27)	$ 105.40	$ 52.70	$ 337.46	$ 587.77	$ 1,806.35	$ 3,132.11	$ 3,885.85	$ 1,546.99	$ 2,115.50	$ 1,399.81	$ 1,100.00	$ 15,893.67
3. Accounting & Taxes	$ -	$ -	$ -	$ 495.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 495.00
4. Power	$ 246.38	$ 242.24	$ 249.41	$ 245.89	$ 247.75	$ 246.04	$ 243.62	$ 246.84	$ 251.29	$ 250.01	$ 259.76	$ 260.00	$ 2,989.23
5. Insurance	$ 2,062.00	$ -	$ -	$ 724.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,088.00	$ -	$ 4,874.00
6. General Maintenance	$ 730.99	$ 1,907.91	$ 376.62	$ 879.79	$ 2,511.31	$ 223.50	$ 5,652.29	$ 1,025.71	$ 103.25	$ 1,600.75	$ 90.00	$ 200.00	$ 15,302.12
7. Reserve Commons	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 2,000.04
8. Reserve Retention Pond	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,000.00
9. Management Fees	$ 2,610.00	$ 2,512.50	$ 2,512.50	$ 2,737.50	$ 3,097.50	$ 2,737.50	$ 2,737.50	$ 2,737.50	$ 2,737.50	$ 2,737.50	$ 2,767.50	$ 2,767.50	$ 32,692.50
10.Legal Fees / Contengencies	$ 975.00	$ 2,584.88	$ -	$ -	$ -	$ -	$ (2,584.88)	$ -	$ -	$ -	$ -	$ -	$ 975.00
11.Capital Improvements	$ -	$ -	$ -	$ 3,490.00	$ 6,623.76	$ 89.88		$ -	$ 1,712.91	$ -	$ -	$ -	$ 11,916.55
12. Annuity Payment	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ 30,000.00
13.Entertainment	$ -	$ -	$ -	$ 216.02	$ 450.00	$ -	$ 1,000.00	$ 87.51	$ 450.00	$ -	$ 183.12	$ -	$ 2,386.65
Total	$ 23,665.77	$ 9,570.60	$ 5,408.90	$ 11,485.83	$ 16,538.26	$ 7,637.94	$ 13,977.31	$ 10,550.58	$ 9,544.56	$ 26,597.93	$ 10,935.86	$ 7,244.17	$ 153,157.71
Direct Cost To Garden Homes	$ -												
1. Grounds	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 4,940.00	$ 59,280.00
2. Management Fees	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 780.00	$ 9,360.00
Total	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 5,720.00	$ 68,640.00
Direct Cost To Townhomes	$ -												
1. Grounds	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 316.64	$ 3,799.68
2. Management Fees	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 60.00	$ 720.00
3. Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4. Paint Reserve	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 1,680.00
5.General Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6. Roof Reserve	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 133.32	$ 1,599.84
7. Insurance	$ -	$ -	$ 14,559.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,559.00
Total	$ 649.96	$ 649.96	$ 15,208.96	$ 649.96	$ 649.96	$ 649.96	$ 649.96	$ 649.96	$ 649.96	$ 649.96	$ 649.96	$ 649.96	$ 22,358.52

Common Area	Budgeted 2015		Actual 2015		Budgeted 2016		Per Unit Per month		Common Area Annual Cost				
1. Grounds	$ 32,000.00		$ 30,632.95		$32,000.00						2015 Actual Income*	264,401.26	
2. Water	$ 15,000.00		$ 15,893.67		$15,000.00								
3. Accounting & Taxes	$ 485.00		$ 495.00		$485.00								
4. Power	$ 4,000.00		$ 2,989.23		$4,000.00								
5. Insurance	$ 4,796.00		$ 4,874.00		$4,796.00								
6. General Maintenance	$ 25,000.00		$ 15,302.12		$25,000.00								
7. Reserve Commons	$ 2,000.00		$ 2,000.04		$2,000.00								
8. Reserve Detention Pond	$ 3,000.00		$ 3,000.00		$3,000.00								
9. Management Fees	$ 30,000.00		$ 32,692.50		$33,000.00								
10. Legal Fees / Contingencies	$ 6,000.00		$ 975.00		$6,000.00								
11. Capital Improvements	$ 18,950.00		$ 11,916.55		$18,950.00								
12. Annuity Payment	$ -		$ 30,000.00		$0.00								
13.Entertainment	$ 2,000.00		$ 2,386.65		$2,000.00								
Total	$ 143,231.00		$ 153,157.71		$146,231.00				$ 450.00	**			
Direct Cost To Garden Homes													
1. Grounds	$ 83,616.00		$ 59,280.00		$83,616.00		$ 67.00						
2. Management Fees	$ 9,360.00		$ 9,360.00		$9,360.00		$ 7.50						
Total	$ 92,976.00		$ 68,640.00		$92,976.00		$ 74.50						
Direct Cost To Townhomes													
1. Grounds	$ 3,800.00		$ 3,799.68		$3,800.00		$ 39.58		$ 39.58				
2. Management Fees	$ 720.00		$ 720.00		$720.00		$ 7.50		$ 7.50				
3. Water	$ 360.00		$ -		$360.00		$ 3.75		$ 3.75				
4. Paint Reserve	$ 3,360.00		$ 1,680.00		$3,360.00		$ 35.00		$ 35.00				
5.General Maintenance	$ 2,096.64		$ -		$2,096.64		$ 21.84		$ 21.84				
6. Roof Reserve	$ 3,200.00		$ 1,599.84		$3,200.00		$ 33.33		$ 33.33				
7. Insurance	$ 11,386.00		$ 14,559.00		$11,386.00		$ 125.00		$ 83.33				
Total	$ 24,922.64		$ 22,358.52		$24,922.64		$ 266.00	***	$ 225.00	****			

* Projected

** Paid by all Homeowners Annually

***Based on 1st 4 Townhomes Insurance Cost

****Based on 2nd 4 Townhomes Insurance Cost