

Twelve Month Budget

Tuesday, January 29, 2013

2013 Americana Townhomes Operating

Americana Townhomes Accrual Budget Year Starts January 1, 2013

	<u>Jan 2013</u>	<u>Feb 2013</u>	<u>Mar 2013</u>	<u>Apr 2013</u>	<u>May 2013</u>	<u>Jun 2013</u>	<u>Jul 2013</u>	<u>Aug 2013</u>	<u>Sep 2013</u>	<u>Oct 2013</u>	<u>Nov 2013</u>	<u>Dec 2013</u>	<u>Total</u>
INCOME													
Income													
4000 HOA Fees	17,928.00	17,928.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	18,144.00	217,296.00
4050 Comcast - Right of Way	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	1,080.00
4080 Late Fee	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	2,280.00
4100 Legal Fees Income	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	190.00	2,280.00
7040 Bad Debt	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(200.00)	(2,400.00)
Total Income	18,198.00	18,198.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	220,536.00
TOTAL INCOME	18,198.00	18,198.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	18,414.00	220,536.00
EXPENSES													
Utilities													
5021 Electric & Gas	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5040 Trash	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00
5090 Water & Sewer	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	6,625.00	79,500.00
Total Utilities	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	7,925.00	95,100.00
Maintenance													
6050 Building Maintenance	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	622.00	7,464.00
6240 General Grounds	1,200.00	300.00	300.00	300.00	300.00	1,000.00	300.00	300.00	300.00	300.00	300.00	300.00	5,200.00
6340 Landscape Contract	100.00	100.00	100.00	1,325.00	1,880.00	1,480.00	2,435.00	1,480.00	1,480.00	1,935.00	1,000.00	1,325.00	14,640.00
6360 Lighting - Common Areas	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6405 Parking Lot Monitoring	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
6505 Signage	250.00				250.00					257.00			757.00
6510 Snow Removal	500.00	1,000.00	1,000.00							1,000.00	1,000.00	1,000.00	5,500.00
Total Maintenance	3,272.00	2,622.00	2,622.00	2,847.00	3,652.00	3,702.00	3,957.00	3,002.00	3,002.00	4,714.00	3,522.00	3,847.00	40,761.00
Other Expense													
5900 Reserve Contributions			1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00
Total Other Expenses	0.00	0.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	15,000.00
Administration													
7050 Bank Fees	150.00	150.00											300.00
7060 Copies, Postage, Printing	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
7110 Insurance	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
7120 Legal Expenses	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
7130 Licenses & Taxes											75.00		75.00
7140 Management Fees	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
7180 Misc. Administration	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
7285 Storage	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
Total Administration	5,925.00	5,925.00	5,775.00	5,775.00	5,775.00	5,775.00	5,775.00	5,775.00	5,775.00	5,775.00	5,850.00	5,775.00	69,675.00
TOTAL EXPENSES	17,122.00	16,472.00	17,822.00	18,047.00	18,852.00	18,902.00	19,157.00	18,202.00	18,202.00	19,914.00	18,797.00	19,047.00	220,536.00
NET INCOME (LOSS)	1,076.00	1,726.00	592.00	367.00	(438.00)	(488.00)	(743.00)	212.00	212.00	(1,500.00)	(383.00)	(633.00)	0.00