

Americana Townhome Association 2014 Propsed Budget

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Income														
	HOA fees	19,040	19,040	19,040	19,040	19,040	19,040	19,040	19,040	19,040	19,040	19,040	19,040	228,480
	Comcast-right of way	45	45	45	45	45	45	45	45	45	45	45	45	540
	Late Fees	300	300	300	300	300	300	300	300	300	300	300	300	3,600
	Legal Fee Income	250	250	250	250	250	250	250	250	250	250	250	250	3,000
	TOTAL INCOME	19,635	19,635	19,635	19,635	19,635	19,635	19,635	19,635	19,635	19,635	19,635	19,635	235,620
Expenses														
	Utilities													
	Electric & Gas	160	160	160	160	160	160	160	160	160	160	160	160	1920
	Trash	1150	1150	1150	1150	1150	1150	1150	1150	1150	1150	1150	1150	13800
	Water & Sewer	6956	6956	6956	6956	6956	6956	6956	6956	6956	6956	6956	6956	83472
	TOTAL UTILITIES	8266	8266	8266	8266	8266	8266	8266	8266	8266	8266	8266	8266	99192
	Maintenance													
	Building	500	500	500	500	500	500	500	500	500	500	500	500	6000
	Fences					550	550	525						1625
	General Grounds	600	600	600	600	600	600	600	600	600	600	600	600	7200
	Landscape Contract	100	100	100	1,325	1,880	1,480	2,435	1,480	1,480	1,935	1,000	1,325	14,640
	Lighting	50	50	50	50	50	50	50	50	50	50	50	50	600
	Roof & Gutter	100	100	100	100	100	100	100	100	100	100	100	100	1200
	Signage					100								100
	Snow Removal	1,500	1,500	1,500							1,500	1,500	1,500	9,000
	Sprinkler					200	75	75	75	75				575
	TOTAL MAINTENANCE	2850	2850	2850	2575	3980	3355	4285	2805	2805	4760	3750	4075	40940
	Administration													
	Audit				2500									2500
	Bad Debt	200	200	200	200	200	200	200	200	200	200	200	200	2400
	Copies, Postage, Printing	140	140	140	140	140	140	140	140	140	140	140	140	1680
	Insurance	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	45,600
	Legal	600	600	600	600	600	600	600	600	600	600	600	600	7200
	Management Fee	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
	Misc Administration	40	40	40	40	40	40	40	40	40	40	40	40	480
	Storage	69	69	69	69	69	69	69	69	69	69	69	69	828
	TOTAL ADMINISTRATION	6249	6249	6249	8749	6249	6249	6249	6249	6249	6249	6249	6249	77488
	Reserve													
	Reserve Contribution	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
	TOTAL RESERVE	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
	TOTAL EXPENSES	18865	18865	18865	21090	19995	19370	20300	18820	18820	20775	19765	20090	235620
	NET INCOME (LOSS)	770	770	770	-1455	-360	265	-665	815	815	-1140	-130	-455	0