

Americana Townhome Association

Adopted 2016 Budget

January 1, 2016 - December 31, 2016

(108 units @ \$173.35 monthly)

	2015 Budget	Adopted 2016 Budget
<u>Income</u>		
HOA Assessments	224,208.00	224,466.16
Comcast Right of Way	540.00	540.00
Late Fees	3,300.00	2,000.00
Legal Fee Income	1,020.00	1,020.00
Miscellaneous Income	-	-
Total Income	229,068.00	228,026.16
<u>Expenses</u>		
Utilities		
Electric & Gas	2,004.00	2,000.00
Trash	14,400.00	14,400.00
Water & Sewer	78,000.00	75,000.00
Total Utilities	94,404.00	91,400.00
Maintenance		
Building	3,000.00	3,000.00
Fences	1,625.00	3,650.00
General Grounds	7,200.00	8,250.00
Landscape Contract	14,640.00	14,640.00
Lighting	600.00	600.00
Roof & Gutter	4,800.00	4,800.00
Signage	100.00	100.00
Snow Removal	9,000.00	9,500.00
Sprinkler	1,700.00	1,500.00
Total Maintenance	42,665.00	46,040.00
Administrative		
Audit & Taxes	3,050.00	2,700.00
Bad Debt	3,161.00	3,000.00
Copies, Postage, Printing	1,680.00	2,500.00
Insurance	45,600.00	44,758.16
Legal	2,400.00	2,250.00
Management Fee	16,800.00	17,200.00
Miscellaneous Administrative	480.00	250.00
Storage	828.00	828.00
Total Administrative	73,999.00	73,486.16
Reserve		
Reserve Contribution	18,000.00	17,100.00
Total Reserve	18,000.00	17,100.00
TOTAL EXPENSES	229,068.00	228,026.16
Net Income (Loss)	-	-