

**2015 BUDGET
PROVENCE TOWNHOUSE ASSOCIATION**

	2013 ACTUALS	2013 BUDGET	YTD ACTUAL JAN-AUG	2014 BUDGET	2015 at \$334.75 BUDGET
INCOME					
Assessments	\$193,810.00	\$194,880.00	\$153,440.00	\$226,200.00	\$232,986.00
Fines			\$275.00		\$200.00
Late Fee Income	\$250.00	\$250.00	\$515.00	\$250.00	\$300.00
TOTAL INCOME	\$194,060.00	\$195,130.00	\$154,230.00	\$226,450.00	\$233,486.00
EXPENSES					
UTILITIES					
Electricity	\$901.34	\$1,000.00	\$653.47	\$1,000.00	\$1,000.00
Waste Water	\$6,095.02	\$5,900.00		\$6,000.00	\$6,000.00
Water / Sewer	\$26,973.62	\$28,000.00	\$17,762.48	\$29,000.00	\$29,000.00
TOTAL UTILITIES	\$33,969.98	\$34,900.00	\$18,415.95	\$36,000.00	\$36,000.00
GROUND					
Fence Maintenance	\$2,481.00	\$1,000.00		\$1,000.00	\$2,500.00
Landscape Contract	\$11,502.59	\$11,500.00	\$9,309.56	\$11,500.00	\$13,000.00
Landscape Plants/Other	\$472.43	\$3,000.00	\$4,968.89	\$4,000.00	\$5,000.00
Lighting - Common Areas	\$1,413.84	\$1,000.00	\$600.82	\$1,400.00	\$1,200.00
Snow Removal	\$9,802.69	\$13,000.00	\$6,918.50	\$13,000.00	\$13,000.00
Sprinkler Repairs	\$4,443.32	\$6,000.00	\$5,566.90	\$6,000.00	\$6,000.00
Mudjacking/Concrete	\$2,060.00	\$2,000.00		\$2,000.00	\$2,000.00
Tree Maintenance	\$5,980.00	\$7,000.00	\$2,012.00	\$6,000.00	\$6,000.00
TOTAL GROUND	\$38,155.87	\$44,500.00	\$29,376.67	\$44,900.00	\$48,700.00
MAINTENANCE					
Building Maintenance	\$10,235.02	\$5,000.00	\$1,784.75	\$8,000.00	\$7,000.00
Gutter & Downspouts	\$12,217.00	\$5,000.00	\$4,102.00	\$6,000.00	\$6,000.00
Repair & Painting	\$17,293.00	\$15,000.00	\$22,283.00	\$16,000.00	\$24,000.00
Plumbing/Sewer		\$0.00	\$1,463.03	\$1,500.00	\$3,500.00
Roof & Skylights	\$2,972.88	\$5,000.00	\$3,175.00	\$3,000.00	\$4,000.00
TOTAL MAINTENANCE	\$42,717.90	\$30,000.00	\$32,807.78	\$34,500.00	\$44,500.00
POOL & SPA					
Pool Electric & Gas	\$2,559.76	\$1,400.00	\$1,535.70	\$1,800.00	\$1,800.00
Pool Repairs	\$325.00	\$2,000.00	\$425.60	\$2,000.00	\$1,500.00
Pool Contract/Chemicals	\$4,937.91	\$5,200.00	\$3,686.30	\$5,000.00	\$5,000.00
TOTAL POOL & SPA	\$7,822.67	\$8,600.00	\$5,647.60	\$8,800.00	\$8,300.00
ADMINISTRATIVE					
Administrative Expenses	\$6,841.39	\$2,000.00	\$1,058.48	\$2,000.00	\$2,500.00
Accounting		\$500.00	\$300.00	\$500.00	\$500.00
Insurance	\$40,392.58	\$33,500.00	\$42,517.24	\$40,000.00	\$47,300.00
Legal Fees	\$5,216.00	\$2,000.00	\$821.00	\$2,500.00	\$1,500.00
Management Fees	\$13,800.00	\$13,800.00	\$9,200.00	\$13,800.00	\$14,400.00
Social Community Activity	\$639.14	\$1,000.00	\$860.12	\$1,200.00	\$1,200.00
TOTAL ADMINISTRATIVE	\$66,889.11	\$52,800.00	\$54,756.84	\$60,000.00	\$67,400.00
RESERVE CONTRIBUTION					
Transfers to Reserves	\$24,360.00	\$24,360.00	\$28,168.00	\$42,250.00	\$28,586.00
TOTAL RESERVES	\$24,360.00	\$24,360.00	\$28,168.00	\$42,250.00	\$28,586.00
TOTAL EXPENSES	\$213,915.53	\$195,160.00	\$169,172.84	\$226,450.00	\$233,486.00
NET INCOME	<u>-\$19,855.53</u>	<u>-\$30.00</u>	<u>-\$14,942.84</u>	<u>\$0.00</u>	<u>\$0.00</u>