

# Town and Country Homeowners Association

## Budget for September 2011 - August 2012

Category Name	Totals
<b>Income</b>	
Income:1 Monthly Dues	\$ 991,980.00
Income:2 Other Assessments (Fines)	\$ -
Income:3 Late Fees & Interest	\$ 21,000.00
Income:4 Bad Check Fees	\$ -
Income:5 Operating Fund Interest	\$ -
Income:6 Other Receipts	\$ -
	<b>\$ 1,012,980.00</b>
<b>Mandatory Expenses</b>	
<b>Expenses:1 Administrative - Other</b>	
Expenses:1 Administrative:1 Property Management (Wages)	\$60,720.00
Expenses:1 Administrative:1 Office Rental	\$9,120.00
Expenses:1 Administrative:1a ACC Walk/Letters	\$6,000.00
Expenses:1 Administrative:2 Legal (Retainer Plus Fees)	\$1,500.00
Expenses:1 Administrative:3 Collection Costs	\$1,200.00
Expenses:1 Administrative:4 Insurance Premiums	\$75,600.00
Expenses:1 Administrative:5 Audit (CPA-Not Required)	\$0.00
Expenses:1 Administrative:5 Taxes	\$0.00
Expenses:1 Administrative:6 Accounting Fees	\$2,880.00
Expenses:1 Administrative:6 Tax Prep/Consulting	\$500.00
Expenses:1 Administrative:7 Postage, Stationary	\$3,900.00
Expenses:1 Administrative:7 Copies	\$720.00
Expenses:1 Administrative:7 Computer Expenses (Break Out)	\$1,800.00
Expenses:5 Utilities:4 Telephone and Pagers	\$3,600.00
Expenses:1 Administrative:7 Office Equipment	\$600.00
Expenses:1 Administrative:8 CAI Costs	\$350.00
Expenses:1 Administrative:9 Bad Debts	\$25,200.00
Expenses:1 Administrative:91 Volunteer Awards (Christmas)	\$600.00
Expenses:1 Administrative:91 EVENTS	\$2,150.00
Expenses:1 Administrative:94 Other Administrative Costs	\$900.00
Expenses:1 Administrative: Payroll Taxes (Employer Portion)	\$6,000.00
Expenses:1 Administrative: ??Health Insurance(Laura)	\$5,100.00
Expenses:1 Administrative: Employee IRA (Employer Portion)	\$1,782.00
	<b>\$210,222.00</b>
<b>Expenses:2 Townhouse Maintenance - Other</b>	

<b>Category Name</b>	<b>Totals</b>
Expenses:2 Townhouse Maintenance:1 Building Maintenance	\$67,800.00
Expenses:2 Townhouse Maintenance:2 Building Maintenance Materials	\$3,000.00
Expenses:2 Townhouse Maintenance:3 Roof Repairs	\$3,000.00
Expenses:2 Townhouse Maintenance:4 Lighting Maintenance	\$1,800.00
Expenses:2 Townhouse Maintenance:5 Pest Control	\$2,100.00
Expenses:2 Townhouse Maintenance:6 Other Building Costs	\$0.00
	<b>\$77,700.00</b>
<b>Expenses:3 Grounds Maintenance - Other</b>	
Expenses:3 Grounds Maintenance:1 Landscape Contract (Incl Winter)	\$85,680.00
Expenses:3 Grounds Maintenance:2 Irrigation Maintenance	\$1,950.00
Expenses:3 Grounds Maintenance:3 Plants, Trees, Shrubs, Etc. <b>(Dead Rmvl)</b>	\$1,650.00
Expenses:3 Grounds Maintenance:4 Snow Moving	\$51,000.00
Expenses:3 Grounds Maintenance:5 Fence Maintenance	\$2,400.00
Expenses:3 Grounds Maintenance:6b Grounds Trash Clean Up	\$9,000.00
	<b>\$151,680.00</b>
<b>Expenses:4 Pool Maintenance - Other</b>	
Expenses:4 Pool Maintenance:1 Pool Contract	\$6,025.00
Expenses:4 Pool Maintenance: 1a Pool Chemicals/Supplies	\$1,810.00
Expenses:4 Pool Maintenance:2 Pool Equipment Maintenance	\$600.00
Expenses:4 Pool Maintenance:2a Pool Water	\$2,680.00
Expenses:4 Pool Maintenance:2b Pool Electric	\$2,120.00
Expenses:4 Pool Maintenance:2c Pool Gas	\$3,400.00
Expenses:4 Pool Maintenance:3 Other Pool Costs	\$0.00
	<b>\$16,635.00</b>
<b>Expenses:5 Utilities - Other</b>	
Expenses:5 Utilities:3 Water and Sewer	\$478,318.00
Expenses:5 Utilities:1 Trash Removal	\$70,800.00
Expenses:5 Utilities:2 Gas and Electric	\$7,625.00
	<b>\$556,743.00</b>
<b>OPERATING BUDGET</b>	
<b>INCOME</b>	<b>\$1,012,980.00</b>
<b>EXPENSE</b>	<b>-\$1,012,980.00</b>
<b>DIFFERENCE</b>	<b>\$0.00</b>