Budget Summary, 2020 Approved Budget

Townhomes of Tuscany Square

Year 2020

													Total
Revenue													
Revenue													
Income													
4100 - Assessments - Quarterly	41,434.00	41,433.00	41,433.00	41,434.00	41,433.00	41,433.00	41,434.00	41,433.00	41,433.00	41,434.00	41,433.00	41,433.00	497,200.00
4500 - Interest Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4800 - Capitalization Fees	0.00	0.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	0.00	0.00	1,200.00
Total: Income	**41,484.00**	**41,483.00**	**41,633.00**	**41,634.00**	**41,633.00**	**41,633.00**	**41,634.00**	**41,633.00**	**41,633.00**	**41,634.00**	**41,483.00**	**41,483.00**	**499,000.00**
Total: Revenue	**41,484.00**	**41,483.00**	**41,633.00**	**41,634.00**	**41,633.00**	**41,633.00**	**41,634.00**	**41,633.00**	**41,633.00**	**41,634.00**	**41,483.00**	**41,483.00**	**499,000.00**
Total: Revenue	**41,484.00**	**41,483.00**	**41,633.00**	**41,634.00**	**41,633.00**	**41,633.00**	**41,634.00**	**41,633.00**	**41,633.00**	**41,634.00**	**41,483.00**	**41,483.00**	**499,000.00**
Expense													
Expense													
General & Administrative													
5102 - Office Supplies	1,000.00	250.00	500.00	300.00	500.00	250.00	300.00	300.00	400.00	200.00	200.00	200.00	4,400.00
5105 - Web Site Expenses	25.00	25.00	25.00	25.00	25.00	175.00	25.00	25.00	25.00	25.00	25.00	25.00	450.00
5106 - Homeowner Function	30.00	0.00	0.00	30.00	0.00	0.00	350.00	300.00	0.00	30.00	800.00	0.00	1,540.00
5109 - "Licenses	455.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455.00
5113 - Professional Management	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	2,910.00	34,920.00
5118 - Dues and Contributions	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5160 - Bad Debt Expense	83.00	84.00	83.00	84.00	83.00	84.00	83.00	84.00	83.00	83.00	83.00	83.00	1,000.00
5176 - Legal Fees	80.00	85.00	85.00	85.00	85.00	85.00	80.00	85.00	85.00	80.00	85.00	80.00	1,000.00
5180 - Audit & Accounting	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	1,750.00
Total: General & Administrative	**4,683.00**	**3,354.00**	**3,853.00**	**3,434.00**	**3,603.00**	**3,504.00**	**3,748.00**	**3,704.00**	**5,003.00**	**3,328.00**	**4,103.00**	**3,298.00**	**45,615.00**
Taxes													
5201 - Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
5204 - Corporate Income Tax	0.00	0.00	1,360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,360.00
Total: Taxes	**0.00**	**0.00**	**1,360.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**150.00**	**0.00**	**1,510.00**
Insurance													
5252 - Umbrella	104.00	104.00	104.00	104.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,416.00
5253 - Directors & Officers Liability	169.00	169.00	169.00	169.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,076.00
5254 - Workers Comp	32.00	31.00	31.00	32.00	31.00	31.00	32.00	31.00	31.00	32.00	31.00	31.00	376.00
5260 - Insurance Package	12,660.00	12,660.00	12,660.00	12,660.00	14,600.00	14,600.00	14,600.00	14,600.00	14,600.00	14,600.00	14,600.00	14,600.00	167,440.00
Total: Insurance	**12,965.00**	**12,964.00**	**12,964.00**	**12,965.00**	**14,931.00**	**14,931.00**	**14,932.00**	**14,931.00**	**14,931.00**	**14,932.00**	**14,931.00**	**14,931.00**	**171,308.00**
Utilities													
5302 - Telephone	65.00	64.00	64.00	64.00	64.00	65.00	64.00	64.00	64.00	64.00	64.00	64.00	770.00
5303 - Electric	825.00	800.00	850.00	825.00	825.00	875.00	875.00	875.00	800.00	825.00	825.00	900.00	10,100.00
5304 - Water	1,000.00	1,000.00	1,200.00	2,500.00	3,500.00	3,700.00	4,000.00	4,000.00	3,500.00	2,700.00	2,000.00	1,500.00	30,600.00
Total: Utilities	**1,890.00**	**1,864.00**	**2,114.00**	**3,389.00**	**4,389.00**	**4,640.00**	**4,939.00**	**4,939.00**	**4,364.00**	**3,589.00**	**2,889.00**	**2,464.00**	**41,470.00**
Infrastructure & Maintenance													
5403 - Pet Waste Station	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00

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													Total
5406 - Electrical Repairs & Maintenance	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	600.00
5409 - Roof Repair	160.00	160.00	160.00	200.00	200.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	2,000.00
5410 - Fence	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	500.00
5470 - Common Area Maintenance	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	166.00	166.00	166.00	166.00	2,000.00
5490 - Infrastructure Miscellaneous	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,100.00
Total: Infrastructure & Maintenance	**677.00**	**977.00**	**677.00**	**967.00**	**717.00**	**677.00**	**677.00**	**677.00**	**676.00**	**926.00**	**976.00**	**676.00**	**9,300.00**
Swimming Pool													
5502 - Pool Service	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	780.00	9,360.00
5503 - Pool Supplies/Maintenance	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
5505 - Porter Service	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	168.00	2,016.00
5506 - Pool Monitor	0.00	0.00	0.00	0.00	1,100.00	2,300.00	2,300.00	2,300.00	500.00	0.00	0.00	0.00	8,500.00
Total: Swimming Pool	**948.00**	**948.00**	**8,448.00**	**948.00**	**2,048.00**	**3,248.00**	**3,248.00**	**3,248.00**	**1,448.00**	**948.00**	**948.00**	**948.00**	**27,376.00**
Landscape Maintenance													
5601 - Landscape Maintenance	7,209.00	7,208.00	7,208.00	7,209.00	7,208.00	7,208.00	7,209.00	7,208.00	7,208.00	7,209.00	7,208.00	7,208.00	86,500.00
5603 - Landscape Improvements	0.00	0.00	10,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
Total: Landscape Maintenance	**7,209.00**	**7,208.00**	**17,208.00**	**12,209.00**	**7,208.00**	**7,208.00**	**7,209.00**	**7,208.00**	**7,208.00**	**7,209.00**	**7,208.00**	**7,208.00**	**101,500.00**
Irrigation Maintenance													
5650 - Irrigation Maintenance	100.00	100.00	500.00	2,000.00	2,500.00	2,500.00	3,600.00	2,000.00	1,000.00	500.00	100.00	100.00	15,000.00
Total: Irrigation Maintenance	**100.00**	**100.00**	**500.00**	**2,000.00**	**2,500.00**	**2,500.00**	**3,600.00**	**2,000.00**	**1,000.00**	**500.00**	**100.00**	**100.00**	**15,000.00**
Special Projects													
5801 - Special Project	0.00	10,000.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	15,000.00
Total: Special Projects	**0.00**	**10,000.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**500.00**	**15,000.00**
Reserves													
6001 - Reserve Contribution	5,910.00	5,910.00	5,910.00	5,910.00	5,910.00	5,910.00	5,910.00	5,910.00	5,910.00	5,910.00	5,910.00	5,911.00	70,921.00
Total: Reserves	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,910.00**	**5,911.00**	**70,921.00**
Total: Expense	**34,382.00**	**43,325.00**	**53,534.00**	**42,322.00**	**41,806.00**	**43,118.00**	**44,763.00**	**43,117.00**	**41,040.00**	**37,842.00**	**37,715.00**	**36,036.00**	**499,000.00**
Total: Expense	**34,382.00**	**43,325.00**	**53,534.00**	**42,322.00**	**41,806.00**	**43,118.00**	**44,763.00**	**43,117.00**	**41,040.00**	**37,842.00**	**37,715.00**	**36,036.00**	**499,000.00**
Net Income	**7,102.00**	**(1,842.00)**	**(11,901.00)**	**(688.00)**	**(173.00)**	**(1,485.00)**	**(3,129.00)**	**(1,484.00)**	**593.00**	**3,792.00**	**3,768.00**	**5,447.00**	**0.00**