

# Americana Townhome Association

## Adopted 2020 Budget

January 1, 2020 - December 31, 2020

(108 units @ \$190.00 monthly)

	2019 Budget	Adopted 2020 Budget
<b><u>Income</u></b>		
HOA Assessments	\$ 239,760.00	246,240.00
Comcast Right of Way	-	-
Late Fees	\$ 1,500.00	4,000.00
Legal Fee Income	\$ 1,500.00	1,000.00
Miscellaneous Income	\$ -	-
<b>Total Income</b>	<b>\$ 242,760.00</b>	<b>251,240.00</b>
<b><u>Expenses</u></b>		
<b>Utilities</b>		
Electric & Gas	\$ 1,750.00	1,500.00
Trash	\$ 16,250.00	16,000.00
Water & Sewer	\$ 71,500.00	60,000.00
<b>Total Utilities</b>	<b>\$ 89,500.00</b>	<b>77,500.00</b>
<b>Maintenance</b>		
Building	\$ 3,000.00	3,000.00
Fences	\$ 3,650.00	5,000.00
General Grounds	\$ 8,000.00	8,000.00
Landscape Contract	\$ 14,640.00	14,640.00
Lighting	\$ 1,000.00	1,500.00
Roof & Gutter	\$ 7,000.00	10,000.00
Signage	\$ 250.00	250
Snow Removal	\$ 11,500.00	11,500.00
Sprinkler	\$ 2,500.00	2,000.00
<b>Total Maintenance</b>	<b>\$ 51,540.00</b>	<b>55,890.00</b>
<b>Administrative</b>		
Audit & Taxes	\$ 2,850.00	2,950.00
Bad Debt	\$ 2,000.00	2,000.00
Copies, Postage, Printing	\$ 4,500.00	5,000.00
Insurance	\$ 45,970.00	59,790.00
Legal	\$ 2,500.00	2,500.00
Management Fee	\$ 18,600.00	18,960.00
Miscellaneous Administrative	\$ 1,000.00	500.00
Storage	\$ 900.00	950
<b>Total Administrative</b>	<b>\$ 78,320.00</b>	<b>92,650.00</b>
<b>Reserve</b>		
Reserve Contribution	\$ 23,400.00	25,200.00
<b>Total Reserve</b>	<b>\$ 23,400.00</b>	<b>25,200.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 242,760.00</b>	<b>251,240.00</b>
 Net Income (Loss)	 \$ -	 -