

Alcove Townhomes
FISCAL YEAR BUDGET

DESCRIPTION	Jan Bud	Feb Bud	Mar Bud	Apr Bud	May Bud	Jun Bud	Jul Bud	Aug Bud	Sep Bud	Oct Bud	Nov Bud	Dec Bud	NY Jan 1 - Dec 31 BUDGET
REVENUE													
Assoc Dues - Operating	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	214,676
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Late Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-
REVENUE	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	214,676
Assoc Dues - Capital	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
CAPITAL RESERVE REVENUE	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
TOTAL REVENUE¹	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	17,890	214,676
EXPENSE													
Association Labor	2,583	2,332	2,582	1,738	2,582	2,396	2,476	2,476	1,738	2,582	2,499	2,582	28,566
Operating Supplies	200	200	100	100	100	100	100	100	100	100	100	100	1,400
R & M-General	400	400	400	400	2,200	4,400	900	5,400	400	2,200	400	400	17,900
MAINTENANCE	3,183	2,932	3,082	2,238	4,882	6,896	3,476	7,976	2,238	4,882	2,999	3,082	47,866
General Landscape Maintenance	-	-	-	-	1,520	1,520	1,520	1,520	1,520	-	-	-	7,601
R & M-Snow Removal	5,800	5,800	5,800	300	-	-	-	-	-	-	300	5,800	23,800
Fire Alarm Line	341	341	841	778	7,821	2,821	1,341	341	841	341	341	1,831	17,979
Utilities-Electricity	4,240	3,823	4,643	3,646	2,684	2,810	1,322	964	807	2,813	1,518	2,795	32,065
AV-Cable TV	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	16,614
Trash	488	488	488	488	263	263	263	263	263	263	488	488	4,500
Utilities-Water and Sewer	1,847	1,847	1,847	1,847	1,847	1,847	1,847	1,847	1,847	1,847	1,847	1,847	22,163
SERVICES	14,100	13,683	15,003	8,443	15,519	10,645	7,677	6,319	6,662	6,648	5,878	14,145	124,722
Association Incentives	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500
Business Meeting	-	-	600	-	-	600	-	-	-	600	-	-	1,800
Board/Owner Meeting	-	-	350	-	-	300	-	-	-	1,000	-	-	1,650
Prof Svcs-Legal	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Prof Svcs-Tax	-	-	-	500	-	-	-	-	-	-	-	-	500
Assoc Dues - KOA	10	43	-	-	-	-	225	-	-	-	-	-	278
Insurance Premium Expense	2,383	2,383	2,383	2,383	2,383	2,383	2,383	2,383	2,383	2,383	2,383	2,383	28,600
Management Fee	480	480	480	480	480	480	480	480	480	480	480	480	5,760
GENERAL	2,956	2,990	3,897	3,447	2,947	3,847	3,172	2,947	2,947	4,547	2,947	5,447	42,088
MASTER AMENITIES EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES²	20,239	19,605	21,982	14,128	23,348	21,388	14,324	17,241	11,847	16,077	11,823	22,674	214,676
SURPLUS / (DEFICIT)													
OPERATING SURPLUS / (DEFICIT)	(2,350)	(1,715)	(4,092)	3,762	(5,458)	(3,498)	3,565	648	6,043	1,813	6,066	(4,784)	0

¹Total Revenue excludes Capital Reserve Revenue

²Total Expenses excludes any capital related expenses