

Innsbruck Townhome Association \$280.00/Month approved Nov. 9, 2016

2017 OPERATING BUDGET

REVENUES		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments	\$322,560	26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880	26,880
5210 Late fee	\$480	40	40	40	40	40	40	40	40	40	40	40	40
5220 Collection Recovery	\$750	750											
5245 Interest	\$5	5											
5255 Miscellaneous Income	\$0												
5400 Repair Cost Recovery	\$0												
5450 Reserve Transfer	(\$92,856)	-7,738	-7,738	-7,738	-7,738	-7,738	-7,738	-7,738	-7,738	-7,738	-7,738	-7,738	-7,738
Total Revenues	\$230,939	19,937	19,182	19,182	19,182	19,182	19,182	19,182	19,182	19,182	19,182	19,182	19,182
Administrative Expenses													
7030 Management Fee	\$17,400	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450
7040 Legal Fees	\$1,000	1,000											
7045 Legal Collections	\$750	750											
7093 Garage Sale	\$0												
7055 Audit Fees	\$1,100					1,100							
7060 Printing & Copy Cost	\$1,750	250		200		200		200		200		200	500
7062 Postage	\$700	500		100								100	
7095 Educational	\$0												
7075 Licenses & Permits	\$0												
7080 Newsletter	\$0												
7085 Annual Meeting	\$900		900										
7086 Bad Debt Expenses	\$0												
7090 Misc. Admin. Expenses	\$500	500											
Total Administrative Expense	\$24,100	4,450	2,350	1,750	1,450	2,750	1,450	1,650	1,450	1,650	1,450	1,750	1,950
Taxes & Insurance Expenses													
7130 Insurance Premium	\$35,400	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950
\$10,000.00 deductible													
Total Insurance Expenses	\$35,400	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950
Building & Facilities Expenses													
7230 Building & Facilities Rep.	\$3,600	300	300	300	300	300	300	300	300	300	300	300	300
7245 Light Check/Supplies	\$0												
7250 Light Maintenance	\$600	\$150			\$150			\$150				\$150	
7256 Garage Repairs	\$0												
7260 Gutter Maintenance/Clea	\$3,400					1,700			1,700				
7270 Roof Repairs	\$0												
7280 Plumbing/Sewer Maint.	\$1,000		1,000										
7290 Other Bldg Maintenance	\$0												
Total Bldg & Facility Expense	\$8,600	450	1,300	300	450	2,000	300	450	300	2,000	300	450	300

Utility Expenses													
7320 Energy/Gas & Electric	\$3,300	275	275	275	275	275	275	275	275	275	275	275	275
7370 Water & Sewer Expense	\$84,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
7371 Waste Water Expense	\$0												
7380 Trash Removal	\$19,200	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
7385 Gas/Tiger	\$0												
Total Utility Expenses	\$106,500	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875	8,875
Landscape Maintenance													
7410 Landscape Maintenance	\$5,700	475	475	475	475	475	475	475	475	475	475	475	475
7415 Landscape Contract	\$24,520	200	200	200	3,360	3,360	3,360	3,360	3,360	3,360	3,360	200	200
7420 Landscape Renovation	\$0												
7425 Tree Pruning	\$1,000			1,000									
7426 Fert/Weeds Spray (incl)	\$0												
7428 Flowers	\$0												
7430 Tree & Bush Install	\$1,000					1,000							
7431 Deep Root Watering	\$0												
7432 Leaf Clean-up	\$0												
7440 Sprinkler Maint. & Repair	\$1,600				500	300	200	200	200	200			
7442 Rock Drain Maint.	\$0												
Total Landscape Expenses	\$33,820	675	675	1,675	4,035	5,135	4,035	4,035	4,035	4,035	3,835	675	675
Property Maintenance													
7515 Concrete Repairs	\$0												
7525 Extermination Contract	\$0												
7526 Pest Control	\$100						100						
7610 Street Striping	\$0												
7615 Asphalt Repairs	\$0												
7620 Street Sweeping	\$0												
7630 Snow Removal	\$16,000	2,500	3,300	3,000	2,500							2,400	2,300
7635 Sign Purchase & Repairs	\$0												
7710 Security/Police Patrol	\$0												
7715 Association Picnic	\$750							750					
7720 Consulting/Engineering	\$0												
Total Property Maint. Expenses	\$16,850	2,500	3,300	3,000	2,500	0	100	0	750	0	0	2,400	2,300
Pool & Recreation Expenses													
7810 Pool/Spa Contract	\$4,000			500	500	500	500	500	500	500	500		
7815 Pool Supplies & Chemicals	\$1,300					500	400	200	200				
7820 Pool Repairs	\$319					319							
7824 Telephone	\$0												
7825 Tennis Court Repairs	\$0												
7830 Pool Furniture	\$0												
7831 Pool Keys	\$50	50											
7832 Clubhouse Cleaning	\$0												
Total Pool & Recreational Exp	\$5,669	50	0	500	500	1,319	900	700	700	500	500	0	0
Total Expenses	\$230,939	19,950	19,450	19,050	21,060	23,029	18,610	18,660	19,060	20,010	17,910	17,100	17,050
Net Profit or Loss	0	-13	-268	132	-1,878	-3,847	572	522	122	-828	1,272	2,082	2,132

RESERVE ACCOUNT

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reserve Revenues													
9205 Arch. Siding & Roofing	\$42,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
9252 Lands(Fence)	\$16,800	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
9240 Mechanical(Pool)	\$1,200	100	100	100	100	100	100	100	100	100	100	100	100
9250 Concrete/Asphalt	\$9,600	800	800	800	800	800	800	800	800	800	800	800	800
9260 Sewer Line Replace	\$23,256	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938
9350 Interest	\$0	0	0	0	0	0	0	0	0	0	0	0	0
Total Reserve Revenues	\$92,856	7,738	7,738	7,738	7,738	7,738	7,738	7,738	7,738	7,738	7,738	7,738	7,738
Reserve Expenses													
9500 Roof Replacement	\$0												
9554 Landscape Renovation	\$2,000					2,000							
9562 Sewer Line Repairs	\$7,000				7,000								
9516 Asphalt	\$15,000						15,000						
9553 Garbage Doors	\$0												
9540 Concrete	\$10,000					10,000							
9555 Pool Resurface	\$0												
9560 Special Equipent Signs	\$0												
Total Reserve Expenses	\$34,000	0	0	0	7,000	12,000	15,000	0	0	0	0	0	0

Insurance premium for 2015 May to May of 2016 is \$35,130.00

Reserve Categories:
Perimeter Fence-100K