

# **2011 TOWNECLUB HOA BUDGET**

## **ASSOCIATION DUES**

**\$ 159,640.00**

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## **OPERATING EXPENSES**

### **CLUBHOUSE EXPENSE**

Cleaning	\$	3,600.00
HVAC	\$	500.00
<b>TOTAL CLUBHOUSE EXPENSE</b>	<b>\$</b>	<b>4,100.00</b>

### **LANDSCAPING & GROUNDS MAINTENANCE**

Maintenance Contract	\$	15,000.00
Miscellaneous Improvements	\$	5,000.00
<b>TOTAL LANDSCAPING &amp; GROUNDS MAINTENANCE</b>	<b>\$</b>	<b>20,000.00</b>

### **MISCELLANEOUS**

Pest Control (termite bond)	<b>\$</b>	<b>880.00</b>
Garbage & Waste Removal	\$	6,000.00
Postage	\$	500.00
Fence Repair & Replacement	\$	200.00
Insurance	\$	14,000.00
Miscellaneous Expense	\$	2,000.00
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>\$</b>	<b>23,580.00</b>

### **POOL EXPENSE**

Service Contract	\$	4,900.00
Maintenance	\$	750.00
Pool Capital Improvements	\$	500.00
<b>TOTAL POOL EXPENSE</b>	<b>\$</b>	<b>6,150.00</b>

### **PROFESSIONAL FEES**

Accounting Fees	\$	250.00
Management Fees	\$	24,000.00
Legal Fees	\$	2,500.00
Bank Fees	\$	100.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>\$</b>	<b>26,850.00</b>

### **REPAIRS & MAINTENANCE**

Plumbing Repair	\$	2,500.00
Electrical Repair	\$	500.00
Misc. Repair	\$	15,000.00
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSE</b>	<b>\$</b>	<b>18,000.00</b>

### **UTILITIES**

Water & Sewer	\$	32,400.00
Electric	\$	17,000.00
Telephone & Cable	\$	1,560.00
<b>TOTAL UTILITIES EXPENSE</b>	<b>\$</b>	<b>50,960.00</b>

### **RESERVE ACCOUNTS**

Roof Reserve	\$	3,500.00
Pool Reserve	\$	2,500.00
Misc. Reserve	\$	4,000.00
<b>TOTAL RESERVE ACCOUNTS</b>	<b>\$</b>	<b>10,000.00</b>

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## **TOTAL EXPENSES**

**\$ 159,640.00**