

Taberna Townes 2020 Budget (4 residences)															TT 2019
G/L Code	Description of Account	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Operating Income														
4000	Assessment Income	\$ 2,275	\$ -	\$ -	\$ 2,275	\$ -	\$ -	\$ 2,275	\$ -	\$ -	\$ 2,275	\$ -	\$ -	\$ 9,100	\$ 7,760
4009	Transfer to Replacement Fund	\$ (1,000)	\$ -	\$ -	\$ (1,000)	\$ -	\$ -	\$ (1,000)	\$ -	\$ -	\$ (1,000)	\$ -	\$ -	\$ (4,000)	\$ (4,000)
4200	Collection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4245	Interest Income - Owner Accounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4250	Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 1,275	\$ -	\$ -	\$ 1,275	\$ -	\$ -	\$ 1,275	\$ -	\$ -	\$ 1,275	\$ -	\$ -	\$ 5,100	\$ 3,760
	Operating Expense														
	Administrative														
5004	Administration Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ 50
	Building & Grounds														
5400	Building Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ 375	\$ 375	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 250
5755	Landscape Contract	\$ 237	\$ 237	\$ 236	\$ 237	\$ 237	\$ 236	\$ 237	\$ 237	\$ 236	\$ 237	\$ 237	\$ 236	\$ 2,840	\$ 3,180
5765	Landscape Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 250
	Total Expense	\$ 237	\$ 237	\$ 236	\$ 237	\$ 862	\$ 911	\$ 862	\$ 612	\$ 236	\$ 237	\$ 237	\$ 236	\$ 5,140	\$ 3,730
	Operating Net Income	\$ 1,038	\$ (237)	\$ (236)	\$ 1,038	\$ (862)	\$ (911)	\$ 413	\$ (612)	\$ (236)	\$ 1,038	\$ (237)	\$ (236)	\$ (40)	\$ 30

G/L Code	General Ledger Description	January	February	March	April	May	June	July	August	September	October	November	December	Total	Total
	Reserve Income														
4010	Replacement Fund Transfer	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 4,000	\$ 4,000
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Income	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 4,000	\$ 4,000
	Reserve Expense														
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 4,000	\$ 4,000

**Taberna Townes
2020 Budget Analysis**

- Notes:**
- Landscape Contract:** \$3,180-to-\$2,840 decrease
 - Replacement Reserve:** maintained at \$1,000 per-home
 - Replacement Reserve re-baselined in 2017
 - Roofing requirement of \$4,000 at 15% escalation going forward
 - Painting & Caulking to be handled as a Building Maintenance item
 - Supplemental Assessment:** \$1,940-to-\$2,275 per-home; 17% increase