

Taberna Townes 2021 Budget (4 residences)															TT 2020
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	\$ 9,100
4009	Transfer to Replacement Fund	\$ (1,150)	\$ -	\$ -	\$ (1,150)	\$ -	\$ -	\$ (1,150)	\$ -	\$ -	\$ (1,150)	\$ -	\$ -	\$ (4,600)	\$ (4,000)
4200	Collection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4245	Interest Income - Owner Accounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4250	Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Operating Income	\$ 1,125	\$ -	\$ -	\$ 1,125	\$ -	\$ -	\$ 1,125	\$ -	\$ -	\$ 1,125	\$ -	\$ -	\$ 4,500	\$ 5,100
	Operating Expense														
	Administrative														
5004	Administration Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ 50
	Building & Grounds														
5400	Building Maintenance	\$ -	\$ -	\$ 150	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ -	\$ -	\$ 650	\$ 1,500
5755	Landscape Contract	\$ 237	\$ 237	\$ 236	\$ 437	\$ 237	\$ 236	\$ 237	\$ 237	\$ 236	\$ 237	\$ 237	\$ 236	\$ 3,040	\$ 2,840
5765	Landscape Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 750
	Total Operating Expense	\$ 237	\$ 237	\$ 386	\$ 637	\$ 487	\$ 536	\$ 487	\$ 237	\$ 386	\$ 387	\$ 237	\$ 236	\$ 4,490	\$ 5,140
	Operating Net Income	\$ 888	\$ (237)	\$ (386)	\$ 488	\$ (487)	\$ (536)	\$ 638	\$ (237)	\$ (386)	\$ 738	\$ (237)	\$ (236)	\$ 10	\$ (40)
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	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 4,600	\$ 4,000
4800	Interest Income - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Income	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 4,600	\$ 4,000
	Reserve Expense														
9000	Replacement Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Reserve Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Reserve Net Income	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 1,150	\$ -	\$ -	\$ 4,600	\$ 4,000

**Taberna Townes
2021 Budget Analysis**

- Notes:**
- Landscape Contract:** Increase \$2,840-to-\$3,040 (pine straw)
 - Replacement Reserve:** \$1,000 to \$1,150 increase
 - Replacement Reserve re-baselined in 2020
 - Roofing replacement, 2019 estimate, \$46,352
 - 10-15 years remaining life, 12 year basis used
 - Escalation at 7.5% per-year; replacement in 2031
 - 25-year lifecycle
 - Painting in 2020 quotation, \$6,300
 - Escalation at 6.5% per-year
 - 10-year lifecycle
 - Supplemental Assessment:** No increase in 2021, \$2,275 per-home