

**ABC Townhome Association
CURRENT YEAR INCOME AND EXPENSES**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total	CY Budget	% of Budget
INCOME															
Dues	7,069	6,710	9,570	5,285	6,050	6,542	8,470	8,315	6,820				64,831	87,120	74%
Late Fees	169	116	175	127	90	99	225	181	50				1,229	0	
Fines				50	150		50		50				300	0	
Interest	9	8	10	8	5	5	4	4	3				56	300	19%
TOTAL INCOME	7,246	6,834	9,764	5,470	6,294	6,646	8,748	8,500	6,923	0	0	0	66,416	87,420	76%
OPERATING EXPENSES															
Legal Fees	230	1,354	55	2,485		44	-1,523	457	494				3,596	500	719%
Bank Charges	15	15	108	15	14	15	16	15	15				227	60	378%
CPA			150	0									150	550	27%
Electric	13	19	18	7	7	7	7	7	8				95	125	76%
Insurance - D&O	0	494	-376										118		
Insurance - HOA	0	5,428	1,358		1,361	1,361	1,361	1,361	1,361				13,591	28,607	48%
Insurance - WC	0	330											330		
Irrigation System	355			0	403								758	1,500	51%
Mailing Expenses	16	33	41	88	21	161	113	61	28				562	250	225%
Maintenance - General				1,195	324	851	2,689	179	50				5,287		
Maintenance - Decks						5,005							5,005		
Management Fee	924	924	924	924	924	924	924	1,122	1,023.00				8,613	11,253	77%
Miscellaneous							700		15.74				716	500	143%
Snow/Lawn	1,695	1,695	2,480	3,825	2,180	2,130	2,130	2,407	1,915.94				20,458	28,512	72%
Taxes				6									6	25	24%
Trash	538	558	1,029	694	694	694	694	694	694				6,291	6,539	96%
Water/Sewer								2,389					2,389	8,000	30%
TOTAL OPERATING EXP	3,786	10,849	5,787	9,240	5,929	11,192	7,111	8,693	5,605	0	0	0	68,193	86,421	79%
TRANSFER TO RESERVES		1,320	660	660	660	660	660	660	660				5,940	7,920	75%
GRAND TOTAL EXPENSES	3,786	12,169	6,447	9,900	6,589	11,852	7,771	9,353	6,265	0	0	0	74,133	94,341	79%
EXCESS/SHORTFALL	3,460	-5,335	3,307	-4,430	-295	-5,206	977	-853	658	0	0	0	-7,716	-6,921	