

**INDEPENDENCE TOWN HOMES 2021 BUDGET**

*\$130.00 per month per unit*

<b>INCOME</b>	<b>2021 Operating Budget</b>	<b>Cost Per Month</b>	<b>Cost / Month / Unit</b>
Total Dues	\$ 237,120.00	\$ 19,760.00	\$ 130.00
Parking Rental Income	\$ 1,750.00		
<b>TOTAL INCOME</b>	<b>\$ 238,870.00</b>	<b>\$ 19,905.83</b>	
<b>EXPENSES</b>			
<u>Maint</u>			
General Maintenance	\$ 3,000.00	\$ 250.00	\$ 1.64
Landscape Maint / Repairs / Renewal	\$ 20,000.00	\$ 1,666.67	\$ 10.96
Snow Removal	\$ 12,000.00	\$ 1,000.00	\$ 6.58
Pest Control	\$ 1,800.00	\$ 150.00	\$ 0.99
<u>Operating</u>			
Insurance	\$ 29,000.00	\$ 2,416.67	\$ 15.90
Electricity - Common Areas	\$ 350.00	\$ 29.17	\$ 0.19
Exterior Water / Irrigation	\$ 27,000.00	\$ 2,250.00	\$ 14.80
Common Area Storm Drain	\$ 500.00	\$ 41.67	\$ 0.27
Trash & Recycling	\$ 23,000.00	\$ 1,916.67	\$ 12.61
<u>Admin</u>			
Community Event	\$ 1,000.00	\$ 83.33	\$ 0.55
Parking Enforcement	\$ 1,680.00	\$ 140.00	\$ 0.92
Master Association Fees	\$ 16,416.00	\$ 1,368.00	\$ 9.00
Management	\$ 20,064.00	\$ 1,672.00	\$ 11.00
Legal Fees	\$ 500.00	\$ 41.67	\$ 0.27
Newsletters / Printing	\$ 500.00	\$ 41.67	\$ 0.27
Taxes	\$ 200.00	\$ 16.67	\$ 0.11
License and Fees	\$ 40.00	\$ 3.33	\$ 0.02
Contengency	\$ -	\$ -	\$ -
Insurance Deductible	\$ -	\$ -	\$ -
Long Term Reserve Acct.	\$ 81,820.00	\$ 6,818.33	\$ 44.86
<b>Total Income</b>	<b>\$ 238,870.00</b>	<b>\$ 19,905.83</b>	
<b>Total Expenses</b>	<b>\$ 238,870.00</b>	<b>\$ 19,905.83</b>	
<b>Surplus/(Debt)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>