

2017 Budget Townlift HOA

HOA Income:

Member dues	138,000
Garage income	16,000
Total income	154,000

HOA Recurring Expenses:

Parking Garage Expenses:

Snow melt--gas	2,200
Snow melt--other	2,000
Snow removal	12,000
Parking expenses--other	4,600
Total Parking Garage expenses	20,800

Building Operating expenses:

Bank charges	
Housekeeping	17,850
Insurance--commercial	9,971
Insurance--flood	3,957
Insurance--umbrella	2,170
License	70

Maintenance:

Common area	
Elevator	4,300
Gardening/Landscaping	5,800
Inspections	5,800
Lighting	2,700
Rugs/carpet cleaning	3,000
Fire/Security (Peak and Dixon)	3,500
Window cleaning	1,500
Supplies and "other"	7,000
Total maintenance	33,600

Meeting expense	400
Miscellaneous expense	300

Professional fees:

Accounting	1,600
Bookkeeping	6,000
Legal	500

Property management fees	6,000
Taxes--Federal	900

Taxes--state	700
Recycling	1,600

Utilities:

Electricity	5,600
Internet	1,800
Telephone	450
Television	4,900
Water reclamation	6,600
Water usage	10,450
Total utilities	<u>29,800</u>

Total Day-to-day Operating Expenses 115,418

Net Income/contrib. to Reserve Fund 17,782

Reserve Fund Expenditures:

Upgrade fire alarm system	6,000
Repair metal railing around ramp	1,980
Repair/renovate security cameras	1,400

Additional unfunded expenditures:

Repair leaking pressure relief valve	4,092
Replace sidewalk behind Bldg. A	10,000
Keyless lock for Main Street entrance	2,900
Total Reserve Fund Expenditures	<u>26,372</u>