

# **TUSCANO TOWNHOMES**

## **HOMEOWNERS ASSOCIATION**

### **2020 BUDGET**

<b>BUDGET ITEMS</b>		<b>2019</b>	<b>2019</b>	<b>2020</b>	<b>2020 BUDGET</b>
		<b>BUDGET</b>	<b>*ANNUALIZED</b>	<b>BUDGET</b>	<b>PER UNIT</b>
		<b>30 UNITS</b>		<b>30 UNITS</b>	<b>PER MONTH</b>
<b>COMMON AREA MAINTENANCE</b>					
4435	Landscape Contract	\$ 10,800	\$ 743	\$ 12,600	\$ 35.00
4341	Maintenance/Repairs	\$ 2,600	\$ -	\$ 1,000	\$ 2.78
4406	Common Area Maintenance	\$ -	\$ -	\$ 960	\$ 2.67
4368	Exterior Pest Control	\$ 1,200	\$ -	\$ 800	\$ 2.22
<b>COMMON UTILITIES</b>					
4880	Common Area Water	\$ 4,000	\$ 1,817	\$ 3,640	\$ 10.11
4815	Common Area Electricity	\$ 2,400	\$ -	\$ 2,000	\$ 5.56
<b>POOL</b>					
4674	Service Contract	\$ 4,800	\$ -	\$ 4,800	\$ 13.33
4639	Maintenance & Repairs	\$ 600	\$ -	\$ 600	\$ 1.67
4830	Gas	\$ 1,200	\$ -	\$ 1,200	\$ 3.33
4679	Restroom Cleaning	\$ 2,400	\$ -	\$ 2,400	\$ 6.67
<b>TAXES and LEGAL</b>					
4188	Taxes: Income/Tax Prep/Corp	\$ 200	\$ 165	\$ 200	\$ 0.56
4140	Legal	\$ 500	\$ -	\$ 500	\$ 1.39
4104	<b>ASSOCIATION ADMINISTRATION</b>	\$ 3,600	\$ 90	\$ 3,600	\$ 10.00
<b>MISC. EXPENSES</b>					
4952	Postage/Paper/Newsletter/Website	\$ 1,290	\$ 174	\$ 1,290	\$ 3.58
4954	Legislative Survival	\$ 60	\$ -	\$ 60	\$ 0.17
<b>INSURANCE</b>					
4135	Structure, Liability and D&O	\$ 7,550	\$ 328	\$ 7,550	\$ 20.97
4970	<b>RESERVE CONTRIBUTION</b>	\$ 10,440	\$ 225	\$ 10,440	\$ 29.00
		<b>2019 BUDGET</b>	<b>ANNUALIZED</b>	<b>2020 BUDGET</b>	<b>PER UNIT</b>
<b>TOTAL EXPENSES</b>		<b>\$ 53,640</b>	<b>\$ 3,542</b>	<b>\$ 53,640</b>	<b>\$ 149.00</b>

**\*BASED ON ACTUAL THRU AUGUST 2019 AND PROJECTED THRU DECEMBER 2019**

**NOTE: Dues will be \$120 per month until the pool is completed.**