

**TOWNHOMES II OF FAIRFIELD
APPROVED BUDGET FOR PERIOD 01/01/2020 TO 12/31/2020**

NUMBER OF UNITS 34

YEAR 2019
ADOPTED
BUDGET

YEAR 2020
APPROVED
BUDGET

INCOME:

ASSESSMENT INCOME	146,880	146,880
PRIOR YEAR SURPLUS	10,000	0
RENTAL INCOME 5112	7,620	7,780
TOTAL INCOME	164,500	154,660

EXPENSES:

ADMINISTRATIVE

MANAGEMENT CONTRACT	7,556	7,786
ACCOUNTING/AUDIT	1,200	1,200
LEGAL FEES	3,000	3,000
BILLING/OFFICE	450	450
CORP. ANNUAL REPORT	61	61
INSURANCE	46,300	48,500
LOAN CENTERSTATE BANK	31,551	31,551
CENTERSTATE CREDIT LINE PRIN	11,700	0
CENTERSTATE CREDIT LINE INT	1,600	0
CENTERSTATE RENEWAL 2020	0	1,000
TOTAL ADMINISTRATIVE	103,418	93,548

OPERATING

COMMON GROUNDS CONTRACT	11,850	12,600
LANDSCAPE EXTRA	7,000	12,000
TREE TRIMMING	12,000	12,000
PEST CONTROL	5,500	5,500
REPAIRS/MAINT GENERAL	12,312	5,000
PRESSURE CLEANING	1,800	1,800
UNIT 5112 ASSESSMENT EXP	6,120	7,780
UNIT 5112 REPAIR/MAINT	1,000	1,000
COMMUNITY IMPROVEMENT	3,000	3,432
TOTAL OPERATING EXPENSES	60,582	61,112
TOTAL EXPENSES	164,000	154,660

MAINTENANCE FEES

YEAR 2019

YEAR 2020

ANNUAL FEE	\$4,320	\$4,320.00
MONTHLY FEE	\$360	\$360.00