

**Tara Townhouses Condominiums
Budget**

	2019/2020 Budget	2020/2021 Budget
Revenues		
Monthly Dues	264,470	264,470
Late Fees	400	400
Interest	350	350
Legal Fees Reimbursement		
Total Revenues	265,220	265,220
Expenses		
General Expenses		
Management Fee	13,750	13,750
Insurance	48,000	49,000
Legal Fees	2,500	2,500
Office Expenses	1,000	1,000
Accounting / Taxes	275	275
Total General Expenses	65,525	66,525
Utilities		
Electricity	4,000	4,400
Water & Sewer	50,000	50,000
Trash Removal	16,000	19,300
Total Utilities	70,000	73,700
Maintenance		
Roof Repairs	10,000	10,000
Plumbing	6,000	6,000
Gutter Cleaning	3,000	3,000
General Maintenance	20,000	20,000
Total Maintenance	39,000	39,000
Grounds		
Grounds Contract	26,000	26,000
Grounds (non-contract)	10,000	10,000
Pine Straw	2,500	2,500
Tree Service	7,500	7,500
Irrigation System	4,000	4,000
Termite Control	2,100	2,100
Total Grounds	52,100	52,100
Pool Area		
Pool Contract	4,500	4,800
Pool (non-contract)	1,300	1,300
Pool Telephone	1,000	1,000
Total Pool Area	6,800	7,100
Total Expenses	233,425	238,425
Net Income/Reserve Contribution	31,795	26,795
Special Assessment	75,000	75,000
Total Reserve Contribution	106,795	101,795

Reserve Expenses

Coupons Available Upon Request

Tara Townhouses

		2020/2021 Fiscal Year Dues Structure	Special Assessments Payments Due November 15, 2016 August 15, 2017 August 15, 2018 August 15, 2019 August 15, 2020
Unit	Percentage	264,470	75,000
1	1.8	397	1,350
2	1.8	397	1,350
3	1.8	397	1,350
4	1.8	397	1,350
5	1.8	397	1,350
6	1.8	397	1,350
7	1.8	397	1,350
8	1.8	397	1,350
9	1.8	397	1,350
10	1.8	397	1,350
11	1.8	397	1,350
12	1.8	397	1,350
13	1.8	397	1,350
14	1.8	397	1,350
15	2.1	463	1,575
16	2.1	463	1,575
17	2.1	463	1,575
18	2.1	463	1,575
19	2.1	463	1,575
20	1.8	397	1,350
21	1.8	397	1,350
22	1.8	397	1,350
23	1.8	397	1,350
24	1.8	397	1,350
25	2.4	529	1,800
26	1.9	419	1,425
27	1.8	397	1,350
28	1.8	397	1,350
29	1.8	397	1,350
30	2.4	529	1,800
31	1.8	397	1,350
32	1.8	397	1,350
33	2.4	529	1,800
34	2.1	463	1,575
35	2.1	463	1,575
36	2.1	463	1,575
37	2.1	463	1,575
38	2.4	529	1,800
39	2.4	529	1,800
40	2.4	529	1,800
41	1.8	397	1,350
42	1.8	397	1,350
43	1.8	397	1,350
44	1.8	397	1,350
45	2.4	529	1,800
46	2.4	529	1,800
47	2.4	529	1,800
48	2.4	529	1,800
49	2.4	529	1,800
50	2.4	529	1,800
	100	22,039	75,000
		12	
Annual Dues Income		264,470	

The Special Assessments were approved at the 2016 Annual Meeting to increase the Reserve Account. There will be one special assessment per year ending in 2020.