

**Tara Townhouses  
Budget**

	2020/2021 Estimated Totals	2020/2021 Budget	2021/2022 Budget
<b>Revenues</b>			
Monthly Dues	263,821	264,470	294,470
Legal Reimbursement	0		
Late Fee	238	400	200
Interest	181	350	280
Initiation Fee	5,000		2,000
<b>Total Revenues</b>	<b>269,240</b>	<b>265,220</b>	<b>296,950</b>
<b>Expenses</b>			
<b>General Expenses</b>			
Management Fee	13,750	13,750	14,000
Insurance	47,744	49,000	54,000
Legal Fees	1,287	2,500	2,500
Office Expenses	679	1,000	1,000
Accounting / Taxes	250	275	275
<b>Total General Expenses</b>	<b>63,710</b>	<b>66,525</b>	<b>71,775</b>
<b>Utilities</b>			
Electricity	3,833	4,400	4,400
Water & Sewer	45,439	50,000	50,000
Trash Removal	20,322	19,300	21,000
<b>Total Utilities</b>	<b>69,594</b>	<b>73,700</b>	<b>75,400</b>
<b>Maintenance</b>			
Roof Repairs	15,485	10,000	12,000
Plumbing	5,850	6,000	6,000
Gutter Cleaning	2,100	3,000	2,400
General Maintenance	22,283	20,000	20,000
<b>Total Maintenance</b>	<b>45,718</b>	<b>39,000</b>	<b>40,400</b>
<b>Grounds</b>			
Grounds Contract	24,000	26,000	26,000
Grounds (non-contract)	6,893	10,000	7,500
Pine Straw	2,336	2,500	2,500
Tree Service	10,275	7,500	7,500
Irrigation System	2,213	4,000	2,500
Termite Control	2,100	2,100	2,200
<b>Total Grounds</b>	<b>47,818</b>	<b>52,100</b>	<b>48,200</b>
<b>Pool Area</b>			
Pool Contract	4,474	4,800	4,800
Pool (non-contract)	720	1,300	1,300
Pool Telephone	1,214	1,000	1,250
<b>Total Pool Area</b>	<b>6,408</b>	<b>7,100</b>	<b>7,350</b>
<b>Total Expenses</b>	<b>233,247</b>	<b>238,425</b>	<b>243,125</b>
<b>Net Income/Reserve Contribution</b>	<b>35,993</b>	<b>26,795</b>	<b>53,825</b>
Reserve Expenses	3,632		
<b>Special Assessment</b>	<b>70,725</b>	<b>75,000</b>	

This special assessment ended in 2020. The increased dues structure will allow for increased contributions to the reserve fund for future projects including roof shingle replacement and painting

## Tara Townhouses

		Dues 2015 to 2021	Dues 2021 - 2022	Howell Mill Platation 1,700 Sq ft Dues	Howell Mill Platation 2,076 Sq ft Dues	Paces Places 1,479 Sq ft Dues	Paces Places 2,670 Sq ft Dues	Westchester Square 2,327 Sq ft Dues
Unit	Percentage	264,470	294,470					
1	1.8	397	442	455	455	445	611	548
2	1.8	397	442					
3	1.8	397	442					
4	1.8	397	442					
5	1.8	397	442					
6	1.8	397	442					
7	1.8	397	442					
8	1.8	397	442					
9	1.8	397	442					
10	1.8	397	442					
11	1.8	397	442					
12	1.8	397	442					
13	1.8	397	442					
14	1.8	397	442					
15	2.1	463	515					
16	2.1	463	515					
17	2.1	463	515					
18	2.1	463	515					
19	2.1	463	515					
20	1.8	397	442					
21	1.8	397	442					
22	1.8	397	442					
23	1.8	397	442					
24	1.8	397	442					
25	2.4	529	589					
26	1.9	419	466					
27	1.8	397	442					
28	1.8	397	442					
29	1.8	397	442					
30	2.4	529	589					
31	1.8	397	442					
32	1.8	397	442					
33	2.4	529	589					
34	2.1	463	515					
35	2.1	463	515					
36	2.1	463	515					
37	2.1	463	515					
38	2.4	529	589					
39	2.4	529	589					
40	2.4	529	589					
41	1.8	397	442					
42	1.8	397	442					
43	1.8	397	442					
44	1.8	397	442					
45	2.4	529	589					
46	2.4	529	589					
47	2.4	529	589					
48	2.4	529	589					
49	2.4	529	589					
50	2.4	529	589					

Listed for Comparison Purposes

	100	22,039	24,539
		12	12
Annual Dues Income		264,470	294,470
Increased Revenue			by \$30,000