

Budget Detail (Cash)	Actual	Actual	Actual	Actual	Actual	Actual		Actual	Proposed
2441 NW 43RD STREET - (thovil)	2012	\$ 2,013	\$ 2,014	2015	2016	2017		2018	2019
Account Name									
<b>OPER. INC. TO THORN. VIL.</b>									
Monthly Condo Fees		\$ 250,672	\$ 269,071	\$ 255,187	\$ 266,982	\$ 269,189		\$ 269,978	\$ 266,982
Special Assessments Deck		\$ 550	\$ 650	\$ 550	\$ 600	\$ 900		\$ 900	\$ 900
REIMBURSEMENTS			\$	\$					
Security Guard		\$ 5,650	\$ 7,389	\$ 5,636	\$ 5,639	4941		\$ 5,324	\$ 6,550
Late Charge		\$ 763	\$ 1,235	\$ 831	\$ 850	2082		\$ 1,902	\$ 1,500
Rental Income(Att/Budd)		\$ 6,714	\$ 6,840	\$ 7,091	\$ 7,091	7103	ATT-55891 thru 8/24/19	\$ 6,891	\$ 6,029
Art Show Income						20828		\$ 21,857	
Event Income						59.29			
Quilt Show Income									
Miscellaneous Income			\$ 2,353	\$ 11	\$	721		\$ 23	
<b>LESS Vacancy &amp; Collection</b>					\$ 16,475				\$ 4,000
PLUS Carryforward from 2015					\$ 1,200	\$			
<b>TOTAL INCOME TO THORN VIL</b>		<b>\$ 264,349</b>	<b>\$ 287,537</b>	<b>\$ 269,306</b>	<b>\$ 265,887</b>	<b>\$ 305,823</b>		<b>\$306,875</b>	<b>\$277,961</b>
<b>OPERATING EXPENSES</b>									
<b>MAINTENANCE &amp; REPAIRS</b>									
Carpentry				\$ 180	\$ 180	3853		\$ -	\$ 250
Cleaning Contract		\$	\$ 150	\$ 675	\$ 150	3990		\$ 4,175	\$ 4,800
Cleaning supplies	977	\$ 1,262	\$ 1,979	\$ 2,442	\$ 2,500	2944		\$ 939	\$ 1,200
Electrical Buildings	713	\$ 7,328		\$ 268	\$ 500	659		\$ 700	\$ 650
Extra-Ordinary Expense	235	\$ 240		\$	\$ 250	395		\$ -	\$ 240
Fence Repairs	0	\$	(\$ 75)	\$	\$ 150	640		\$ -	\$ 200
Gutters	1260	\$ 2,520	\$ 3,115	\$ 3,790	\$ 2,500	3616		\$ 1,880	\$ 2,725
HVAC (Office)	0		\$	\$	\$ 150	0		\$ -	\$ 150
Irrigation	2716	\$ 1,640	\$ 2,113	\$ 2,793	\$ 2,300	2608		\$ 2,310	\$ 2,700
Keys	0		\$	\$		233		\$ 25	\$ 25
Landscaping	41873	\$ 41,617	\$ 45,925	\$ 49,847	\$ 44,000	43883		\$ 44,342	\$ 48,600
Lights-Buildings	977	\$ 4,094	\$ 4,661	\$ 3,725	\$ 1,200	225		\$ 823	\$ 250
Lights- Office	0		\$	\$				\$ -	\$ 25
Lights- Parking Lot	1162	\$ 660	\$ 1,616	\$ 1,135	\$ 1,200	4798		\$ 3,643	\$ 2,100
Masonry, Stone & Screen Wall	0		\$ 375	\$ 500	\$ 250	83		\$ -	\$ 350
Miscellaneous Maintenance	1077	\$ 1,185	\$ 1,115	\$ 720	\$ 1,200	1058		\$ 1,060	\$ 1,200
Music				\$ 407	\$ 410	407		\$ 407	\$ 410
Painting	8181	\$ 6	\$ 420	\$ 844	\$ 500	1253		\$ -	\$ 700
Parking Contract		\$ 54	\$	\$	\$ 54	0		\$ -	\$ 54
Parking lot Maintenance	500		\$ 93	\$	\$ 250	0		\$ -	\$ -
Pest Control Building	3836	\$ 3,834	\$ 3,834	\$ 3,834	\$ 3,834	3851		\$ 3,852	\$ 3,853
Plumbing	1947	\$ 370	\$ 330	\$ 850	\$ 1,000	0		\$ -	\$ 750
Pressure Washing	805	\$ 5,345	\$ 1,380	\$ 1,560	\$ 1,500	1560		\$ 2,235	\$ 2,050
Railing Maint/Repair	0		\$	\$	\$ 150	0		\$ -	\$ 150
Roof cleaning			\$	\$ 210	\$ 250	1040		\$ 730	\$ 900
Sidewalk/Curb	790		\$ 555	\$ 1,000	\$ 1,000	0		\$ 2,100	\$ 2,500
Signs	960		\$ 68	\$ 143	\$ 100	1226		\$ 388	\$ 300
Sewers/Stormwater Drains	0		\$ 3,867	\$ 1,991	\$ 2,000	\$ 1,100		\$ -	\$ 1,500
Trash/Recycle Fees	12615	\$ 10,942	\$ 8,423	\$ 9,525	\$ 10,000	10622		\$ 11,457	\$ 10,500
Web Hosting						2660		\$ 2,800	\$ 2,900
<b>TOTAL MAINTENANCE &amp; FIRE &amp; SECURITY</b>	<b>82283</b>	<b>81,097</b>	<b>\$ 79,943</b>	<b>\$ 86,439</b>	<b>\$ 77,398</b>	<b>\$ 92,703</b>		<b>\$ 83,866</b>	<b>\$ 92,032</b>
<b>SECURITY CONTRACT</b>	<b>5967</b>	<b>\$ 5,953</b>	<b>\$ 5,478</b>	<b>\$ 5,639</b>	<b>\$ 5,639</b>	<b>5852</b>		<b>\$ 6,168</b>	<b>\$ 6,550</b>
Fire System - Equipment	7275			\$ 1,075	\$ 1,075	1130		\$ 4,655	\$ 1,400
Fire Monitoring	655	\$ 1,737	\$ 4,813	\$ 559	\$ 1,050	631		\$ 561	\$ 580
Fire Sprinklers	16	\$ 1,665	\$ 35	\$ 4,900	\$ 4,381	1767		\$ 19	\$ 3,000
<b>TOTAL FIRE &amp; SECURITY</b>	<b>13913</b>	<b>\$ 9,355</b>	<b>\$ 10,326</b>	<b>\$ 12,173</b>	<b>\$ 12,145</b>	<b>\$ 9,380</b>		<b>\$ 11,404</b>	<b>\$ 11,530</b>
<b>INSURANCE</b>									
Insurance Building		\$ 28,919				39949		\$ 38,212	\$ 40,000
Insurance Liability		\$ 8,765				870		\$ 1,552	
<b>TOTAL INSURANCE EXPENSE</b>	<b>37015</b>	<b>\$ 37,684</b>	<b>\$ 35,928</b>	<b>\$ 37,106</b>	<b>\$ 37,000</b>	<b>40819</b>		<b>\$ 39,764</b>	<b>\$ 40,000</b>
<b>TAXES</b>									
Real Estate Taxes	996	\$ 970	\$ 973	\$ 957	\$ 1,000	772		\$ 748	\$ 850
Corporate Taxes	463	\$ 409				600		\$ -	\$ 400
<b>TOTAL TAXES</b>		<b>\$ 1,379</b>	<b>\$ 973</b>	<b>\$ 957</b>	<b>\$ 1,000</b>	<b>\$ 1,372</b>		<b>\$ 748</b>	<b>\$ 1,250</b>
<b>UTILITIES</b>									

Elect-H.M. E92383	19355	\$ 16,255	\$ 19,295	\$ 15,910	\$ 18,600	\$12,583
WATER/SEWER				\$		
Water/Sewer 1-65479346 (old 60	4511	\$ 4,134	\$ 5,027	\$ 4,240	\$ 4,860	5203
Water/Sewer 2-34812379 (old 60	10260	\$ 7,016	\$ 8,732	\$ 10,476	\$ 10,900	5783
Water/Sewer 3-61188000 (old 60	15025	\$ 11,623	\$ 10,452	\$ 7,766	\$ 8,900	1718
Stormwater-93222156-01-5	10512	\$ 11,548	\$ 13,031	\$ 11,129	\$ 13,422	12710
<b>TOTAL UTILITIES</b>	<b>59663</b>	<b>\$ 50,576</b>	<b>\$ 56,537</b>	<b>\$ 49,521</b>	<b>\$ 56,682</b>	<b>\$ 37,996</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>						
Licenses & Fees	204	\$ 61	\$ 61	\$ 61	\$ 61	105
Photocopy Expense	32	\$ 87	\$ 109	\$ 287	\$ 145	159
Postage Expense	160	\$ 97	\$ 105	\$	\$ 100	13
Telephone	1431	\$ 1,569	\$ 1,631	\$ 2,047	\$ 1,670	645
Miscellaneous	29	\$ 216	\$ 98	\$ 15	\$ 15	50
Office Supplies	62	\$ 544	\$ 68	\$ 93	\$ 100	230
<b>TOTAL GENERAL &amp; ADMIN.</b>	<b>1917</b>	<b>\$ 2,574</b>	<b>\$ 2,072</b>	<b>\$ 2,503</b>	<b>\$ 2,091</b>	<b>\$ 1,202</b>
<b>Management Fee</b>	<b>30403</b>	<b>\$ 31,550</b>	<b>\$ 32,254</b>	<b>\$ 32,254</b>	<b>\$ 33,222</b>	<b>\$ 33,222</b>
<b>PROFESSIONAL FEES</b>						
Accounting	463	\$ 400	\$ 440	\$ 450	\$ 450	850
Legal		\$ 150	\$ 3,126	\$ 377	\$ 2,500	-5631
<b>TOTAL PROFESSIONAL FEES</b>	<b>463</b>	<b>\$ 550</b>	<b>\$ 3,566</b>	<b>\$ 827</b>	<b>\$ 2,950</b>	<b>-\$ 4,781</b>
<b>ADVERTISING AND PROMOTION:</b>						
Alligator						
Art Show					\$ 17,317	Ar
Marketing Director					\$ 5,250	
Brochures						
Christmas Festivities					\$ 670	
Directories						
Director - Art Show					\$ 8,917	Ar
Entertainment						Ar
Event Printing						Ar
Gainesville Sun						Ar
Magazines						Ar
Other					\$ 778	Ar
Prize Money						Ar
judges						Ar
Radio						Ar
Sales Tax						Ar
Signs for Events						Ar
Television Ads						AR
<b>TOTAL ADVERTISING AND PROMO</b>					<b>\$ 32,932</b>	
<b>RESERVES (LONG TERM)</b>						
Reserve Roof 43.76%	6410	\$ 11,004	\$ 19,067	\$ 7,541	\$ 8,226	\$ 20,474
Reserve Painting 21.38%	7116	\$ 5,424	\$ 10,881	\$ 3,684	\$ 4,019	\$ 4,019
Reserve Parking Lot 11.72%	2827	\$ 3,924	\$ 7,532	\$ 2,019	\$ 2,203	\$ 23,073
Clock Tower 1.69%	258	\$ 264	\$ 286	\$ 290	\$ 317	\$ 317
Deck Maint/Repair-Exact	600	\$ 600	\$ 650	\$ 550	\$ 600	\$ 875
Well 2.16%	336	\$ 336	\$ 364	\$ 372	\$ 406	\$ 406
Stage/Promotion				\$ 23,800		\$ 5,003
Wood repair 19.29%	3350	\$ 3,000	\$ 3,250	\$ 3,324	\$ 3,626	\$ 8,378
<b>TOTAL T. V. MAINT RESERVE</b>	<b>20897</b>	<b>\$ 24,552</b>	<b>\$ 42,030</b>	<b>\$ 41,580</b>	<b>\$ 19,397</b>	<b>\$ 62,545</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 272,732</b>	<b>\$ 239,316</b>	<b>\$ 263,629</b>	<b>\$ 263,359</b>	<b>\$ 241,885</b>	<b>\$ 307,389</b>
<b>NET OPERATING INCOME</b>	<b>-801</b>	<b>\$ 25,032</b>	<b>\$ 23,908</b>	<b>\$ 5,946</b>	<b>\$ 24,002</b>	<b>-\$ 1566</b>

\$ 12,447	\$ 14,500
\$ -	\$ -
\$ 5,087	\$ 5,000
\$ 6,301	\$ 6,400
\$ 2,280	\$ 2,415
\$ 12,811	\$ 13,800
<b>\$ 38,925</b>	<b>\$ 42,115</b>
\$ 187	\$ 230
\$ 31	\$ 209
\$ 50	\$ 100
\$ 585	\$ 650
\$ 90	\$ 150
\$ 78	\$ 230
<b>\$ 1,021</b>	<b>\$ 1,569</b>
<b>\$ 34,218</b>	<b>\$ 35,508</b>
\$ 500	\$ 850
\$ 1,744	\$ 4,000
<b>\$ 2,244</b>	<b>\$ 4,850</b>
\$ 14,689	
\$ 7,000	\$ 7,200
\$ 860	\$ 1,500
\$ 1,225	\$ 750
\$ 5,980	\$ 5,004
\$ 1,679	\$ 3,750
\$ -	
\$ 3,045	
\$ -	
\$ 1,075	\$ 1,000
\$ -	
\$ -	
\$ -	
\$ -	
\$ 1,200	
\$ -	
<b>\$ 36,753</b>	<b>\$ 19,204</b>
\$ 31,226	\$ 13,226
\$ 13,019	\$ 4,019
\$ 2,203	\$ 2,203
\$ 317	\$ 317
\$ 900	\$ 600
\$ 406	\$ 406
\$ 5,004	\$ 5,004
\$ 3,626	\$ 3,626
<b>\$ 56,701</b>	<b>\$ 29,401</b>
<b>\$ 305,643</b>	<b>\$ 277,459</b>
<b>\$ 1,232</b>	<b>\$ 502</b>