

Good Hope Townhomes

2021 Budget Approved

Proposed Monthly Dues: \$195

76 Units

Dec. 1, 2019 - Nov. 1 2020

	2020	2019 - 2020	2021	
	Proposed	Actual	Proposed	
INCOME				
Income from Dues	\$164,160.00	\$157,872.68	\$177,840.00	
New Owner Capital Assessment	\$0.00	\$500.00	\$1,000.00	
RV Parking Income	\$850.00	\$660.00	\$700.00	
Pay to Park	\$100.00	\$0.00	\$0.00	
Interest	\$12.00	\$3.42	\$4.00	
Prepaid Income	\$0.00	-\$366.95	\$0.00	
Insurance Claim	\$0.00	\$132,208.02	\$0.00	
Total Income	\$165,122.00	\$290,877.17	\$179,544.00	
EXPENSES				
Repair & Maintenance	\$15,000.00	\$29,760.81	\$20,000.00	Common Water Repairs & Replacement of All Backflows
Landscape (Contract)	\$13,000.00	\$11,075.16	\$13,200.00	
Painting	\$10,000.00	\$0.00	\$8,600.00	
Sprinkler Start Up/Winterization	\$875.00	\$1,045.00	\$1,500.00	
Landscaping/Irrigation Repair	\$1,200.00	\$6,347.91	\$1,500.00	
Grounds	\$12,000.00	\$5,231.16	\$5,500.00	Gutters, Fencing, RV cleanup, Siding, Sidewalks, etc.
Snow Removal	\$700.00	\$0.00	\$0.00	
Roof Repair	\$0.00	\$126,968.96	\$10,000.00	
Parking Lot	\$400.00	\$0.00	\$400.00	
Management	\$7,296.00	\$7,296.00	\$7,296.00	
Security & Protection	\$100.00	\$0.00	\$0.00	
Insurance	\$22,559.00	\$22,521.31	\$22,559.00	
Electricity	\$750.00	\$776.05	\$776.00	
Water/Sewer	\$64,000.00	\$61,313.60	\$61,350.00	
Trash Service	\$8,300.00	\$10,163.46	\$9,000.00	
Office/Mailing	\$650.00	\$286.76	\$290.00	
Bank Charges	\$2.00	\$5.00	\$5.00	
Meeting Costs	\$500.00	\$0.00	\$0.00	
Legal/Registrations	\$33.00	\$66.51	\$45.00	
Accounting/Tax Preparation	\$180.00	\$190.00	\$190.00	
Subtotal	\$157,545.00	\$283,047.69	\$162,211.00	
Capital Reserve	\$0.00	\$6,655.75	\$17,300.00	
Total Expenses	\$157,545.00	\$289,703.44	\$179,511.00	
NET INCOME	\$7,577.00	\$1,173.73	\$33.00	

Total Cash Assets as of December 2020:

Operating: \$8,158.05

Reserves: \$6655.75

Total Combined: \$14,813.80