

Good Hope Townhomes

2022 Budget Approved, Effective March 1

Proposed Monthly Dues: \$200

76 Units

Dec. 1, 2020 - Nov. 1 2021

	2021	2020-2021	2022	
INCOME	Proposed	Actual	Proposed	
Income from Dues	\$177,840.00	\$174,434.68	\$182,400.00	
New Owner Capital Assessment	\$1,000.00	\$11,900.00	\$5,000.00	
RV Parking Income	\$700.00	\$780.00	\$700.00	
Pay to Park	\$0.00	\$30.00		
Interest	\$4.00	\$4.56	\$5.00	
Late Fees		\$4,096.24	\$2,000.00	
Total Income	\$179,544.00	\$191,245.48	\$190,105.00	
EXPENSES				
Repair & Maintenance	\$20,000.00	\$7,876.18	\$14,500.00	Common Water & Light/s Repairs, Etc.
Painting	\$8,600.00	\$700.00	\$10,000.00	
Landscape (Contract)	\$13,200.00	\$14,944.15	\$15,300.00	
Sprinkler Start Up/Winterization	\$1,500.00	\$790.00	\$0.00	
Landscaping/Irrigation Repair	\$1,500.00	\$11,796.05	\$10,000.00	
Grounds	\$5,500.00	\$10,133.90	\$11,000.00	Gutters, Fencing, RV cleanup, Siding, Sidewalks, etc.
Snow Removal	\$0.00	\$42.08	\$2,000.00	
Roof Repair	\$10,000.00	\$7,904.50	\$10,000.00	
Parking Lot	\$400.00	\$520.00	\$520.00	
Management	\$7,296.00	\$7,296.00	\$7,296.00	
Insurance	\$22,559.00	\$23,005.00	\$23,005.00	
Electrical/Gas	\$776.00	\$826.11	\$830.00	
Domestic and Exterior Common Water	\$61,350.00	\$67,328.60	\$68,000.00	
Sewer		\$2,527.00	\$2,600.00	
Trash Service	\$9,000.00	\$9,826.28	\$9,900.00	
Office/Mailing	\$290.00	\$1,095.72	\$600.00	
Bank Charges	\$5.00	\$37.00	\$37.00	
Meeting Costs	\$0.00	\$508.86	\$0.00	
Legal/Registrations	\$45.00	\$84.80	\$48.00	
Accounting/Tax Preparation	\$190.00	\$190.00	\$190.00	
Subtotal	\$162,211.00	\$167,432.23	\$185,826.00	
Capital Reserve	\$17,300.00	\$17,300.00	\$4,000.00	
Total Expenses	\$179,511.00	\$184,732.23	\$189,826.00	
NET INCOME	\$33.00	\$6,513.25	\$279.00	

Total Cash Assets as of December 2021:

Operating: \$49,019.76

Reserves: \$19,056.97

Total Combined: \$68,076.73