

# Good Hope Townhomes

2023 Budget Approved, Dues Effective March 1

Proposed Monthly Dues: \$215

76 Units

		Year to Date/Nov				
		2020	2021	2022 YTD	2022	2023
INCOME		Actual	Actual	Actual	Budget	Proposed
	Income from Dues	\$162,640.00	\$175,574.68	\$166,290.00	\$182,400.00	\$196,080.00
	New Owner Capital Assessment	\$1,000.00	\$11,900.00	\$8,400.00	\$5,000.00	
	RV Parking Income	\$760.00	\$790.00	\$480.00	\$700.00	\$700.00
	Pay to Park		\$30.00			
	Interest	\$3.69	\$4.83	\$15.12	\$5.00	\$25.00
	Late Fees & Violations	\$275.23	\$4,400.00	\$4,070.00	\$2,000.00	
	Insurance Claims Proceeds	\$132,208.02				
	<b>Total Income</b>	<b>\$296,886.94</b>	<b>\$192,699.51</b>	<b>\$179,255.12</b>	<b>\$190,105.00</b>	<b>\$196,805.00</b>
<b>EXPENSES</b>						
	Repair & Maintenance	\$28,135.73	\$8,557.51	\$10,506.28	\$25,500.00	\$25,000.00
	Painting		\$700.00		\$10,000.00	
	Landscape (Contract)	\$13,275.16	\$13,844.15	\$9,515.13	\$15,300.00	\$16,100.00
	Landscaping Trees/Shrubs			\$3,064.00		\$1,000.00
	Landscaping/Irrigation Repair	\$1,210.00	\$24,071.05	\$27,024.66	\$10,000.00	\$12,000.00
	Snow Removal		\$42.08	\$580.00	\$2,000.00	\$2,000.00
	Roof Repair	\$126,968.96	\$7,904.50	\$20,214.64	\$10,000.00	\$30,000.00
	Parking Lot		\$520.00		\$520.00	\$750.00
	Management	\$7,296.00	\$7,296.00	\$6,080.00	\$7,296.00	\$8,000.00
	Insurance	\$22,656.13	\$23,029.25	\$21,360.11	\$23,005.00	\$23,500.00
	Electrical/Gas	\$781.41	\$822.13	\$761.98	\$830.00	
	Domestic Water/Sewer & Trash	\$76,607.72	\$69,850.00	\$59,028.80	\$80,500.00	\$70,000.00
	Office/Mailing	\$286.76	\$1,095.72	\$1,057.39	\$600.00	\$1,075.00
	Bank Charges	\$10.00	\$32.00	\$30.00	\$37.00	\$30.00
	Meeting Costs		\$508.86			
	Legal/Registrations		\$24.80	\$159.61	\$48.00	\$348.00
	Accounting/Tax Preparation	\$190.00	\$190.00	\$190.00	\$190.00	\$190.00
	Misc. Expense		\$773.15			
	<b>Subtotal</b>	<b>\$277,417.87</b>	<b>\$159,261.20</b>	<b>\$159,572.60</b>	<b>\$185,826.00</b>	<b>\$189,993.00</b>
	Capital Reserve	\$16,200.00	\$17,500.00	\$16,041.00	\$4,000.00	\$6,500.00
	<b>Total Expenses</b>	<b>\$293,617.87</b>	<b>\$176,761.20</b>	<b>\$175,613.60</b>	<b>\$189,826.00</b>	<b>\$196,493.00</b>
<b>NET INCOME</b>						
		\$3,269.07	\$15,938.31	\$3,641.52	\$279.00	\$312.00

Common Leaks/Lights/Fences/Gutters/Sidewalks/Misc.

Total Cash Assets as of Jan. 2023:

Operating: \$21,808.12

Reserves: \$12,000.30

**Total Combined: \$33,808.42**