

Good Hope Townhomes

2025 Budget Approved

Monthly Dues: \$250.00

76 Units

	2023	2024	2025
INCOME	Actual	Actual	Proposed
Income from Dues	\$162,949.00	\$223,082.00	\$228,000.00
New Owner Capital Assessment	\$4,200.00	\$6,700.00	\$0.00
RV Parking Income	\$490.00	\$880.00	\$1,000.00
Interest	\$13.00	\$362.05	\$50.00
Violations Fees/Fines	\$380.00	\$150.00	
Insurance Claims Proceeds	\$4,891.89		
Total Income	\$172,923.89	\$231,174.05	\$229,050.00

EXPENSES

Repairs/Maintenance/Grounds/Gutters	\$23,505.53	\$12,284.49	\$14,250.00
Landscape (Contract)	\$10,932.62	\$10,100.00	\$10,100.00
Landscaping Trees/Shrubs		\$7,794.60	\$500.00
Landscaping/Irrigation Repair	\$3,376.36	\$2,219.76	\$3,500.00
Pest Control	\$635.00	\$650.00	\$0.00
Snow Removal		\$290.95	\$500.00
Roof Repair	\$20,506.00	\$6,482.50	\$42,000.00
Parking Lot			\$500.00
Management	\$7,333.37	\$9,000.00	\$9,000.00
Insurance	\$30,325.22	\$53,164.72	\$41,885.00
Electrical/Gas	\$807.11	\$868.70	\$870.00
Domestic Water/Sewer & Trash	\$72,197.51	\$88,906.15	\$88,500.00
Office/Mailing	\$1,230.95	\$1,644.41	\$1,650.00
Bank Charges	\$1.50		\$30.00
Meeting Costs			\$50.00
Legal/Registrations/DORA/SOS	\$69.61	\$103.00	\$103.00
Accounting/Tax Preparation	\$190.00	\$250.00	\$250.00
Prof. Services	\$188.00	\$150.00	\$150.00
Misc. Expense/Insurance Deductible	\$1,280.65		

Capital Reserve		\$10,000.00	\$15,000.00
Total Expenses	\$172,579.43	\$203,909.28	\$228,838.00

NET INCOME	\$344.46	\$27,264.77	\$212.00
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Total Balances YTD, 2025:

Operating: \$46,866.87

Reserves: \$18,944.62

Total Combined: \$65,811.49