

Good Hope Townhomes

2024 Budget Approved, Dues Increase, Effective April 1

New Monthly Dues: \$250

76 Units

	2021	2022	2023	2023	2024
INCOME	Actual	Actual	YTD	Budget	Proposed
Income from Dues	\$175,574.68	\$181,490.00	\$145,879.00	\$196,080.00	\$228,000.00
New Owner Capital Assessment	\$11,900.00	\$8,400.00	\$4,200.00		
RV Parking Income	\$790.00	\$520.00	\$430.00	\$700.00	\$700.00
Pay to Park	\$30.00				
Interest	\$4.83	\$19.94	\$13.00	\$25.00	\$25.00
Violations Fees/Fines	\$4,400.00	\$3,860.00	\$380.00		
Insurance Claims Proceeds			\$4,891.89		
Total Income	\$192,699.51	\$194,289.94	\$155,793.89	\$196,805.00	\$228,725.00
EXPENSES					
Repairs/Maintenance/Grounds	\$8,557.51	\$22,756.24	\$24,480.53	\$25,000.00	\$25,000.00
Painting	\$700.00				\$5,000.00
Landscape (Contract)	\$13,844.15	\$12,118.23	\$9,816.96	\$16,100.00	\$16,100.00
Landscaping Trees/Shrubs		\$3,264.00		\$1,000.00	\$500.00
Landscaping/Irrigation Repair	\$24,071.05	\$27,024.66	\$3,376.36	\$12,000.00	\$8,000.00
Pest Control			\$635.00		\$500.00
Snow Removal	\$42.08	\$580.00		\$2,000.00	\$2,000.00
Roof Repair	\$7,904.50	\$20,214.64	\$20,506.00	\$30,000.00	\$30,000.00
Parking Lot	\$520.00			\$750.00	
Management	\$7,296.00	\$7,296.00	\$7,333.37	\$8,000.00	\$9,000.00
Insurance	\$23,029.25	\$24,989.81	\$26,149.06	\$23,500.00	\$50,125.00
Electrical/Gas	\$822.13	\$824.80	\$807.11		\$850.00
Domestic Water/Sewer & Trash	\$69,850.00	\$80,311.74	\$66,685.66	\$70,000.00	\$70,000.00
Office/Mailing	\$1,095.72	\$1,057.39	\$754.11	\$1,075.00	\$1,100.00
Bank Charges	\$32.00	\$30.00	\$1.50	\$30.00	\$30.00
Meeting Costs	\$508.86				
Legal/Registrations/DORA/SOS	\$24.80	\$159.61	\$69.61	\$348.00	\$48.00
Accounting/Tax Preparation	\$190.00	\$190.00	\$190.00	\$190.00	\$250.00
Prof. Services			\$188.00		
Misc. Expense/Insurance Deductible	\$773.15		\$1,280.65		
Capital Reserve	\$17,500.00			\$6,500.00	\$10,000.00
Total Expenses	\$176,761.20	\$200,817.12	\$162,273.92	\$196,493.00	\$228,503.00
NET INCOME	\$15,938.31	-\$6,527.18	-\$6,480.03	\$312.00	\$222.00

Total Cash Assets YTD

Operating: \$10,533.30

Reserves: \$1280.81

Total Combined: \$11,814.11