

Good Hope Townhomes

2026 Budget - Approved

Monthly Dues: \$275.00

(76 Units) Effective June 1st

	2024	2025	2025	2026
INCOME	Actual	Actual	Budget	Proposed
Income from Dues	\$223,082.00	\$240,653.04	\$228,000.00	\$241,300.00
New Owner Capital Assessment	\$6,700.00	\$4,000.00		\$3,000.00
New Renter Assessment				
RV Parking Income	\$880.00	\$820.00	\$1,000.00	\$800.00
Interest	\$362.05	\$66.99	\$50.00	\$65.00
Violations Fees/Fines	\$150.00	\$120.00		
Postage/NSF/Misc. Reimbursement		\$245.24		
Total Income	\$231,174.05	\$245,905.27	\$229,050.00	\$245,165.00
EXPENSES				
Repairs/Maint./Grounds/Underground/Gutters	\$12,284.49	\$31,043.24	\$14,250.00	\$19,000.00
Landscape (Contract)	\$10,100.00	\$11,222.20	\$10,100.00	\$10,403.00
Landscaping Trees/Shrubs	\$7,794.60		\$500.00	\$0.00
Landscaping/Irrigation Repair	\$2,219.76	\$796.00	\$3,500.00	\$2,000.00
Pest Control	\$650.00			\$0.00
Snow Removal	\$290.95		\$500.00	\$300.00
Roof Replacement/Repairs	\$6,482.50	\$41,646.86	\$42,000.00	\$42,000.00
Parking Lot			\$500.00	\$0.00
Management	\$9,000.00	\$9,300.00	\$9,000.00	\$10,000.00
Insurance	\$53,164.72	\$50,680.28	\$41,885.00	\$38,217.00
Electrical/Gas	\$868.70	\$908.57	\$870.00	\$925.00
Domestic Water/Sewer & Trash	\$88,906.15	\$97,872.50	\$88,500.00	\$98,000.00
Office/Mailing	\$1,644.41	\$1,451.01	\$1,650.00	\$1,500.00
Bank Charges		\$30.00	\$30.00	\$30.00
Meeting Costs		\$55.00	\$50.00	\$50.00
Legal/Registrations/DORA/SOS	\$103.00	\$81.00	\$103.00	\$100.00
Accounting/Tax Preparation	\$250.00	\$279.25	\$250.00	\$300.00
Prof. Services	\$150.00	\$150.00	\$150.00	
Capital Reserve	\$10,000.00	\$12,916.66	\$15,000.00	\$24,700.00
Total Expenses	\$203,909.28	\$258,432.57	\$228,838.00	\$247,525.00
NET INCOME	\$27,264.77	-\$12,527.30	\$212.00	-\$2,360.00

Total Balances Feb. 1, 2026

Operating: \$58,435.04

Reserves: \$12,502.49

Total Combined: \$70,937.53