

2024 ASHBROOK HOA BUDGET			
NEW 2024 RATES \$160 per month - SF \$160 per month - TH no lawncare \$175.80 per month - TH w/ lawncare	2023 Approved Budget	2023 Projected Year End	2024 APPROVED Budget
INCOME			
Townhomes Assessment Income	\$ 227,940	\$ 227,459	\$ 251,520
Single Family Assessment Income	\$ 304,500	\$ 299,761	\$ 336,000
Late Fees	4,000	\$ 6,060	\$ 5,000
Mowing Income	24,000	\$ 20,459	\$ 21,000
Rental Income	500	\$ 2,963	\$ 3,000
Interest Income	1,500	\$ 775	\$ 1,500
Pool Pass Income	-	\$ -	\$ 5,000
Misc Income	-	\$ 109	\$ 100
Legal Fee Income	5,000	\$ -	\$0
Total Income	\$ 567,440	\$ 557,585	\$ 623,120
EXPENSES			
Administrative			
Bad Debt	\$ 1,000	\$ -	\$ 1,000
Licenses & Permits	\$ 140	\$ 140	\$ 140
Legal Fees	\$ 20,000	\$ 42,669	\$ 15,000
Legal - Collections	\$ -	\$ -	\$ 5,000
Auditing, Taxes & Accounting	\$ 3,800	\$ 3,600	\$ 3,700
Management Fee Contract	\$ 32,466	\$ 33,640	\$ 40,000
Management Reimbursements	\$ 17,638	\$ 12,510	\$ 4,000
Bank Charges	\$ 175	\$ 185	\$ 175
Entertainment & Social	\$ 3,000	\$ 1,471	\$ 1,500
Miscellaneous Expense	\$ 2,000	\$ 909	\$ 1,000
Insurance Coverage	\$ 7,000	\$ 9,864	\$ 8,000
Interest Expense	\$ 16,000	\$ 17,873	\$ 13,470
Commercial Assessment	\$ 4,000	\$ 4,634	\$ 4,000
Total Administrative	\$ 107,219	\$ 127,495	\$ 96,985
Maintenance			
Trash Removal - Single Family	\$ 62,748	\$ 63,750	\$ 65,662
Trash Removal - Townhouse	\$ 36,515	\$ 40,387	\$ 41,598
Property Repairs/General Maintenance	\$ 13,660	\$ 9,142	\$ 9,000

Irrigation	\$ -	\$ 1,450	\$ 1,500
Clubhouse Maintenance	\$ 200	\$ 6,590	\$ 2,000
Cleaning Contract	\$ 4,200	\$ 5,170	\$ 4,200
Security Contract	\$ 1,341	\$ 3,445	\$ 3,500
Pool Contract	\$ 74,900	\$ 62,820	\$ 59,900
Pool Supplies	\$ 3,000	\$ 3,629	\$ 3,500
Pool Repairs/Maintenance	\$ 3,000	\$ 2,255	\$ 2,200
Extermination	\$ 145	\$ 801	\$ 580
Grounds Contract	\$ 70,340	\$ 72,098	\$ 68,954
Townhouse Landscape	\$ 24,000	\$ 21,072	\$ 21,000
Landscape Improvements	\$ 17,500	\$ 4,188	\$ 5,000
Landscape Watering Services	\$ 2,000	\$ 1,560	\$ 2,000
Snow Removal Contract	\$ 7,000	\$ -	\$ 7,000
Total Maintenance	\$ 313,549	\$ 298,357	\$ 297,594
Utilities & Other			
Water & Sewer	\$ 15,000	\$ 2,628	\$ 7,500
Electricity	\$ 10,000	\$ 11,186	\$ 11,500
Telephone	\$ 3,000	\$ 2,230	\$ 2,200
Cable/Internet	\$ -	\$ 1,860	\$ 2,000
Total Utilities And Other	\$ 28,000	\$ 17,904	\$ 23,200
Total Expenses	\$ 448,768	\$ 443,756	\$ 417,779
Reserves			
Transfer To Reserves	\$ 65,036	\$ 65,036	\$ 124,933
Transfer Principal To Capital Improvement/Loan Repayment	\$ 46,636	\$ 76,004	\$ 80,408
Total Reserves	\$ 111,672	\$ 141,040	\$ 205,341
Total Expenses & Reserves	\$ 560,440	\$ 584,796	\$ 623,120
Total Income	\$ 567,440	\$ 557,585	\$ 623,120
Surplus / (Deficit)	7,000	(27,211)	-