

2025 ASHBROOK HOA BUDGET

NEW 2024 RATES \$160 per month - SF \$160 per month - TH no lawncare \$175.80 per month - TH w/ lawncare	2024 APPROVED Budget	2024 Projected Year End	2025 Draft Budget
INCOME			\$160 per month
Townhomes Assessment Income	\$ 251,520	\$ 251,520	\$ 251,520
Single Family Assessment Income	\$ 336,000	\$ 336,000	\$ 336,000
Late Fees	\$ 5,000	\$ 5,589	\$ 5,000
Mowing Income	\$ 21,000	\$ 19,150	\$ 21,000
Rental Income	\$ 3,000	\$ 3,523	\$ 3,000
Interest Income	\$ 1,500	\$ 2,351	\$ 2,000
Pool Pass Income	\$ 5,000	\$ -	\$ -
Misc Income	\$ 100	\$ 893	\$ 100
Total Income	\$ 623,120	\$ 619,024	\$ 618,620
EXPENSES			
Administrative			
Bad Debt	\$ 1,000	\$ 69	\$ 500
Licenses & Permits	\$ 140	\$ 140	\$ 140
Legal Fees	\$ 15,000	\$ 21,795	\$ 15,000
Legal - Collections	\$ 5,000	\$ 12,088	\$ 5,000
Auditing, Taxes & Accounting	\$ 3,700	\$ 3,700	\$ 3,800
Management Fee Contract	\$ 40,000	\$ 40,000	\$ 40,000
Management Reimbursements	\$ 4,000	\$ 3,452	\$ 3,500
Bank Charges	\$ 175	\$ 175	\$ 175
Entertainment & Social	\$ 1,500	\$ 4,500	\$ 1,520
Miscellaneous Expense	\$ 1,000	\$ 1,251	\$ 1,000
Insurance Coverage	\$ 8,000	\$ 8,988	\$ 9,000
Interest Expense	\$ 13,470	\$ 13,470	\$ 9,469
Commercial Assessment	\$ 4,000	\$ 4,280	\$ 4,300
Total Administrative	\$ 96,985	\$ 113,907	\$ 93,404

Maintenance			
Trash Removal - Single Family	\$ 65,662	\$ 72,872	\$ 52,500
Trash Removal - Townhouse	\$ 41,598	\$ 42,453	\$ 39,300
Property Repairs/General Maintenance	\$ 9,000	\$ 12,197	\$ 10,000
Irrigation	\$ 1,500	\$ 720	\$ 1,500
Clubhouse Maintenance	\$ 2,000	\$ 733	\$ 2,000
Cleaning Contract	\$ 4,200	\$ 4,000	\$ 4,200
Security Contract	\$ 3,500	\$ 2,674	\$ 3,500
Pool Contract	\$ 59,900	\$ 59,900	\$ 63,550
Pool Supplies	\$ 3,500	\$ 2,659	\$ 3,500
Pool Repairs/Maintenance	\$ 2,200	\$ 2,695	\$ 2,500
Extermination	\$ 580	\$ 580	\$ 580
Grounds Contract	\$ 68,954	\$ 68,954	\$ 70,678
Townhouse Landscape	\$ 21,000	\$ 19,390	\$ 21,000
Landscape Improvements	\$ 5,000	\$ 7,500	\$ 8,000
Landscape Watering Services	\$ 2,000	\$ 3,134	\$ 2,000
Snow Removal Contract	\$ 7,000	\$ 3,240	\$ 7,000
Total Maintenance	\$ 297,594	\$ 300,461	\$ 291,808
Utilities & Other			\$ 6,500
Water & Sewer	\$ 7,500	\$ 6,000	
Electricity	\$ 11,500	\$ 12,668	\$ 12,500
Telephone	\$ 2,200	\$ 743	\$ 1,000
Cable/Internet	\$ 2,000	\$ 3,866	\$ 4,000
Total Utilities And Other	\$ 23,200	\$ 23,277	\$ 24,000
Total Expenses	\$ 417,779	\$ 437,645	\$ 409,212
Reserves			
Transfer To Reserves	\$ 124,933	\$ 124,933	\$ 125,000
Transfer Principal To Capital Improvement/Loan Repayment	\$ 80,408	\$ 80,408	\$ 84,408
Total Reserves	\$ 205,341	\$ 205,341	\$ 209,408
Total Expenses & Reserves	\$ 623,120	\$ 642,986	\$ 618,620
Total Income	\$ 623,120	\$ 619,024	\$ 618,620
Surplus / (Deficit)	-	(23,962)	(0)