THOA 2025 BUDGET DRAFT			
Total Townhomes 727			
	2025 Budget	**NOTES**	
RESIDENTIAL ASSESSMENTS	**$ 455,044.00**	**Residential Assessment 2025**	**52.16**
TRASH ASSESSMENTS	**$ 196,406.00**	**Trash Assesment 2025**	**22.51**
LATE CHARGES	$ 500.00	**Total**	**74.67**
LEGAL FEE REIMBURSEMENTS	$ 22,000.00		
INTEREST INCOME- OPERATING	$ 500.00		
INTEREST INCOME - RESERVES	$ 12,000.00		
LEGAL TURNOVER FEE	$ 1,000.00		
MISCELLANEOUS INCOME	$ 1,000.00		
ARC CERTIFIED MAIL FEE			
TOTAL REVENUE	**$ 688,450.00**		
ADMINISTRATIVE EXPENSES			
MANAGEMENT FEES	$ 146,601.00		
OFFICE SUPPLIES	$ 3,000.00		
POSTAGE/PRINTING	$ 8,500.00		
AUDIT & TAX RETURN PREP	$ 5,500.00		
LEGAL FEES GENERAL	$ 10,000.00		
LEGAL FEES COLLECTIONS	$ 40,000.00		
MINUTES/ SECRETARIAL SERVICE	$ 1,800.00		
PROFESSIONAL FEES			
MISCELLANEOUS	$ 1,000.00		
BAD DEBTS	$ 6,000.00		
INSURANCE	$ 11,306.76		
VEHICLE MAINTENANCE	$ 2,000.00		
TAXES AND LICENSES	$ 350.00		
TOTAL ADMINISTRATIVE EXPENS	**$ 236,057.76**		
CONTRACTED SERVICES			
TRASH REMOVAL	$ 196,406.00		
GROUNDS MAINTENANCE CONTRA	$ 62,465.00		
TREE REMOVAL/MAINTENANCE	$ 30,000.00		
SNOW REMOVAL	$ 50,000.00		
SEWER MAINTENANCE			
TOTAL CONTRACTED SERVICES	**$ 338,871.00**		
MAINTENANCE & REPAIRS			
CLEANING			
SIDEWALK/CONCRETE	$ 50,000.00		
SIGNAGE			
RESERVE STUDY			
MISCELLANEOUS	$ 4,000.00		
TOTAL MAINTENANCE & REPAIR	**$ 54,000.00**		
RESERVES			
REPLACEMENT RESERVE	$ 1,000.00		
RESERVES - PARKING LOTS			
RESERVES - TOT LOTS			
RESERVES - TRAILS	$ 46,521.24		
REINVESTED INTEREST	$ 12,000.00		
TOTAL RESERVES	**$ 59,521.24**		
TOTAL EXPENSES	**$ 688,450.00**		
NET INCOME	**0.00**		