

Town North Condominiums Association

2025 Budget

	<u>Budget</u>
Income	
Association Dues	190,800.00
Fees and Other Income	250.00
Laundry	2,000.00
Special Assessment Income	
Storage Unit Rental	1,250.00
Unapplied Cash Payment Income	
Total Income	\$ 194,300.00
Gross Profit	\$ 194,300.00
Expenses	
Administration	
Contracted Services	
Financial Services	2,000.00
HOA Admin Contractor	5,500.00
Legal Services	1,500.00
On-Site Contractor	19,200.00
Other Services	1,500.00
Total Contracted Services	\$ 29,700.00
Online and Technology	
Platforms, Software, Ot	500.00
Qbooks Subscription Fee	1,250.00
Total Online and Technology	\$ 1,750.00
Operations	
Credit Card Fees, Bank Fees	500.00
Fees, Permits	100.00
Insurance	23,000.00
Meeting Expenses	1,500.00
Office Supplies, Postage	1,500.00
Taxes, Operations, Property	1,500.00
Total Operations	\$ 28,100.00
Total Administration	\$ 59,550.00
Grounds	
Grounds Repair & Maintenance	5,500.00
Irrigation Repair & Maintenance	4,000.00
Landscape Repair & Maintenance	1,500.00
Pool & Rec. Repair & Maintenance	4,250.00
Total Grounds	\$ 15,250.00
Management Fee	
Property	
Exterior Repair & Maintenance	

General Conditions	4,500.00
HVAC	6,500.00
Window Cleaning	4,000.00
Total Exterior Repair & Maintenance	\$ 15,000.00
Interior Maintenance & Repair	
Common Area Cleaning	12,000.00
General Conditions	1,500.00
Total Interior Maintenance & Repair	\$ 13,500.00
Utilities	
Electric & Gas	12,000.00
Spectrum Cable TV	0.00
Trash & Recycle	12,500.00
Water & Sewer	35,000.00
Total Utilities	\$ 59,500.00
Total Property	\$ 88,000.00
Unit 16	
Repair & Maintenance	500.00
Utilities(Phone, Internet)	3,500.00
Total Unit 16	\$ 4,000.00
Total Expenses	\$ 166,800.00
Net Operating Income	\$ 27,500.00
Other Income	
Interest Income	1,500.00
Total Other Income	\$ 1,500.00
Other Expenses	
Special Assessment Expense	
Total Other Expenses	\$ 0.00
Net Other Income	\$ 1,500.00
Net Income	\$ 29,000.00

Wednesday, Aug 06, 2025 02:20:38 PM GMT-7 - Cash Basis