

Thraemoor in the Park Townhomes

63 UNITS

	2024 Approved Budget	2024 Actuals (September)	Krol 2024 Projections	2025 Approved Budget
OPERATING REVENUE				
Homeowner Assessments	\$ 283,500.00	\$ 212,625.00	\$ 283,500.00	\$ 294,084.00
Late Charges	\$ 800.00	\$ 330.00	\$ 330.00	\$ 200.00
NSF Charge	\$ -	\$ 25.00	\$ 25.00	
Late Charge Interest	\$ -	\$ 5,232.81	\$ 5,232.00	
Legal Cost Reimburse	\$ -	\$ 1,424.00	\$ 1,424.00	
Cost Sharing Agreement	\$ 11,677.00	\$ 8,230.14	\$ 10,975.00	\$ 10,900.00
Operating Interest	\$ -	\$ 4.89	\$ 5.00	
TOTAL OPERATING REVENUE	\$ 295,977.00	\$ 227,871.84	\$ 301,491.00	\$ 305,184.00
OPERATING EXPENSES				
ADMINISTRATIVE				
Bank Charges	\$ -	\$ 310.00	\$ 310.00	
Audit/Income Tax Prep	\$ 3,000.00	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00
Income Tax	\$ 40.00	\$ 19.55	\$ 275.00	
Commercial Insurance	\$ 78,000.00	\$ 59,382.00	\$ 73,196.00	\$ 81,000.00
Legal Expense	\$ 9,000.00	\$ 7,019.00	\$ 9,887.00	\$ 5,000.00
Management Fee	\$ 19,322.00	\$ 16,326.00	\$ 20,586.00	\$ 23,400.00
Admin Expense	\$ 1,000.00	\$ 945.11	\$ 1,500.00	\$ 3,000.00
Postage/Copies	\$ 250.00	\$ 172.58	\$ 500.00	\$ 500.00
Website	\$ 1,000.00	\$ 75.00	\$ 360.00	\$ 900.00
Reserve Transfer	\$ 31,500.00	\$ 23,625.00	\$ 26,320.58	\$ 43,000.00
Total Administrative	\$ 143,112.00	\$ 110,324.24	\$ 135,384.58	\$ 159,250.00
COMMON				
Building Repairs	\$ 6,000.00	\$ 15,192.00	\$ 31,738.00	\$ 7,984.00
Gutter Repair/Cleaning	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000.00
Electric Maint/Repair	\$ 2,000.00	\$ -	\$ -	\$ 400.00
Pest Control	\$ 1,620.00	\$ 1,405.00	\$ 1,945.00	\$ 1,700.00
Road Repair	\$ 1,500.00		\$ 1,567.00	\$ 3,500.00
Driveway Repair	\$ 1,500.00	\$ -		\$ 3,000.00
Total Common	\$ 17,620.00	\$ 16,597.00	\$ 40,250.00	\$ 21,584.00
LANDSCAPING				
Grounds Contract	\$ 36,000.00	\$ 31,500.00	\$ 36,000.00	\$ 31,000.00
Grounds Extras/Improvements	\$ 3,000.00	\$ 894.00	\$ 1,500.00	\$ 4,000.00
Shrubs/Tree Care	\$ 9,620.00	\$ 4,225.00	\$ 5,059.00	\$ 7,000.00
Sprinkler Repairs	\$ 4,000.00	\$ 2,655.00	\$ 12,784.00	\$ 7,000.00
Backflow Certification/Repairs	\$ 550.00	\$ 375.00	\$ 375.00	\$ 500.00
Snow Removal/Supplies	\$ 20,000.00	\$ 15,632.50	\$ 20,500.00	\$ 25,000.00
Total Landscaping	\$ 73,170.00	\$ 55,281.50	\$ 76,218.00	\$ 74,500.00
UTILITIES				
Electric	\$ 1,000.00	\$ 389.00	\$ 500.00	\$ 750.00
Trash Removal	\$ 13,000.00	\$ 11,663.00	\$ 14,053.00	\$ 14,500.00
Water	\$ 21,500.00	\$ 25,884.79	\$ 29,000.00	\$ 29,000.00
Storm Water	\$ 5,400.00	\$ 5,518.27	\$ 5,518.27	\$ 5,600.00
Total Utilities	\$ 40,900.00	\$ 43,455.06	\$ 49,071.27	\$ 49,850.00
TOTAL OPERATING EXPENSES	\$ 274,802.00	\$ 225,657.80	\$ 300,923.85	\$ 305,184.00
TOTAL OPERATING INCOME	\$ 295,977.00	\$ 227,871.84	\$ 301,491.00	\$ 305,184.00
NET SURPLUS (DEFICIT)	\$ -	\$ 2,214.04	\$ 567.15	\$ -