

The Townhomes at Tohoqua
Community Association, Inc.

Adopted Budget
2024



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The Townhomes at Tohoqua

Community Association, Inc.

Adopted Budget Operating Fund

Description	Adopted Budget FY2023	Adopted Budget FY2024
<u>Revenues</u>		
Assessments	\$ 312,477	\$ 304,547
Developer Contributions	\$ -	\$ -
Total Revenues	\$ 312,477	\$ 304,547
<u>Expenditures</u>		
<i><u>General & Administrative</u></i>		
Management Fees	\$ 25,020	\$ 25,020
Legal Services	\$ 1,000	\$ 1,000
Copies, Printing & Postage	\$ 1,000	\$ 1,000
Office Supplies	\$ 800	\$ 800
Accounting Fees / Tax Preparation	\$ 3,000	\$ 3,000
Information Technology	\$ 1,000	\$ 1,000
Website Administration *	\$ 1,200	\$ 1,200
Insurance	\$ 5,000	\$ 31,188
Master Association Assessment	\$ 26,040	\$ 26,040
Annual Corporate Report	\$ 62	\$ 62
Contingency	\$ -	\$ 500
<u>Subtotal General & Administrative</u>	\$ 64,122	\$ 90,810

The Townhomes at Tohoqua

Community Association, Inc.

Adopted Budget Operating Fund

Description	Adopted Budget FY2023	Adopted Budget FY2024
<u><i>Building/Grounds Maintenance:</i></u>		
Grounds/Landscaping Maintenance	\$ 130,000	\$ 61,572
Mulch	\$ 12,000	\$ 26,040
Landscape Replacement	\$ 14,055	\$ 20,000
Irrigation Water	\$ 12,000	\$ 12,000
Irrigation Repairs & Maintenance	\$ 11,500	\$ 15,000
Termite Bond	\$ 37,000	\$ 27,125
Building Repair & Maintenance	\$ 4,000	\$ 15,000
Building and Sidewalks Pressure Washing	\$ 15,000	\$ 15,000
Roof Repairs	\$ 5,800	\$ 15,000
Misc. Grounds Expense / Contingency	\$ 2,000	\$ 2,000
<u><i>Subtotal Building/Grounds Maintenance</i></u>	<u>\$ 243,355</u>	<u>\$ 208,737</u>
<u><i>Reserves</i></u>		
Contingency Reserve	\$ 5,000	\$ 5,000
<u><i>Subtotal Reserves</i></u>	<u>\$ 5,000</u>	<u>\$ 5,000</u>
Total Expenditures	\$ 312,477	\$ 304,547
Excess Revenues/(Expenditures)	\$ -	\$ -

Assessments	<u>\$312,477</u>	<u>\$304,547</u>
Assessable Units	217	217
Per Unit Assessment	<u>\$1,439.99</u>	<u>\$1,403.44</u>
Monthly Assessment	<u>\$120.00</u>	<u>\$116.95</u>
Quarterly Assessment	<u>\$360.00</u>	<u>\$350.86</u>