

STAFFORDSHIRE HOMEOWNERS ASSOCIATION
2025 APPROVED Budget TH & SFH COMBINED

		Number of Units <u>76/196</u>	Frequency	Monthly	
For the year beginning			<u>1/1/2025</u>	and ending	<u>12/31/2025</u>
Acct. #	Category		2025- TH APPROVED BUDGET 76 Unit	2025 - SFH APPROVED BUDGET 196 Units	2024 COMBINED BUDGET
Income:					
4020	TH Assessments	\$176/mo	\$160,512.00	\$0.00	\$160,512.00
4021	SFH Assessments	\$37/mo	\$0.00	\$87,024.00	\$87,024.00
4060	Late Charges		\$1,200.00	\$300.00	\$1,500.00
4190	Pool Keys		\$100.00	\$100.00	\$200.00
4293	Legal Fees Recovered		\$200.00	\$0.00	\$200.00
4340	Interest Reserve		\$2,340.00	\$660.00	\$3,000.00
4350	Allocated Interest Reserve		(\$2,400.00)	(\$620.00)	(\$2,990.00)
4969	Allowance for Doubtful Accts.		(\$3,171.00)	(\$1,500.00)	(\$4,500.00)
	Total:		<u>\$159,052.00</u>	<u>\$85,924.00</u>	<u>\$244,976.00</u>
Expenses:					
5010	Building Maintenance		\$5,000.00	\$3,000.00	\$8,000.00
5020	Roof Repairs		\$1,500.00	\$300.00	\$1,800.00
5040	Exterior Repairs		\$10,000.00	\$1,000.00	\$11,000.00
5060	Plumbing Repairs		\$1,400.00	\$0.00	\$1,400.00
5072	Sidewalk Repairs/Maintenance		\$4,000.00	\$1,000.00	\$5,000.00
5111	Gutter Cleaning		\$5,000.00	\$0.00	\$5,000.00
5101	Pressure Washing		\$6,650.00	\$250.00	\$6,900.00
5180	Termite Bond		\$1,200.00	\$300.00	\$1,500.00
5280	Trash Removal		\$40.00	\$110.00	\$150.00
5342	Fire Equipment Maintenance		\$22.00	\$78.00	\$100.00
	Total:		<u>\$34,812.00</u>	<u>\$6,038.00</u>	<u>\$40,850.00</u>
Grounds Maintenance:					
6040	Contracted Lawn Service		\$29,917.00	\$8,438.00	\$38,355.00
6045	Additional Landscape		\$5,000.00	\$1,000.00	\$6,000.00
6060	Mulch		\$9,000.00	\$1,000.00	\$10,000.00
6240	Tree Trim & Removal		\$10,000.00	\$4,000.00	\$14,000.00
6505	Tennis/BB Court Improvement		\$0.00	\$0.00	\$0.00

	Total:	<u>\$53,917.00</u>	<u>\$14,438.00</u>	\$68,355.00
	Common Area Expense			
7040	Contracted Pool Service	\$3,300.00	\$11,700.00	\$15,000.00
7043	Pool Permit	\$88.00	\$312.00	\$400.00
7060	Chemicals and Supplies	\$646.00	\$1,654.00	\$2,300.00
7080	Pool Equip. Repair	\$990.00	\$3,510.00	\$4,500.00
7100	Electric Power	\$1,100.00	\$3,000.00	\$4,100.00
7305	Pool Telephone	\$770.00	\$2,730.00	\$3,500.00
7120	Water and Sewer	\$1,144.00	\$4,056.00	\$5,200.00
7211	Lock and Keys	\$82.50	\$292.50	\$375.00
7212	Pool Gate / EMSS	\$132.00	\$468.00	\$600.00
	Total:	<u>\$8,252.50</u>	<u>\$27,722.50</u>	\$35,975.00
	Administration/Mngt.			
8020	Management Fee	\$7,125.00	\$26,895.00	\$34,020.00
8040	Postage	\$165.00	\$585.00	\$750.00
8047	CTA Filing Fee	\$87.00	\$308.00	\$395.00
8060	Copies/Printing/Supplies	\$665.00	\$1,635.00	\$2,300.00
8069	Technology Fee	\$66.00	\$234.00	\$300.00
8080	CPA Services	\$77.00	\$273.00	\$350.00
8100	Legal Expense	\$1,100.00	\$3,900.00	\$5,000.00
8106	Legal Fees - Collections	\$780.00	\$220.00	\$1,000.00
8120	Insurance	\$836.00	\$2,964.00	\$3,800.00
8380	Meeting Expense	\$66.00	\$234.00	\$300.00
	Total:	<u>\$10,967.00</u>	<u>\$37,248.00</u>	\$48,215.00
9980	Total Exp.	<u>\$107,948.50</u>	<u>\$85,446.50</u>	\$193,395.00
9285	Reserves:	\$51,103.50	\$477.50	\$51,581.00
9990	Net Surplus (Deficit)	\$0.00	\$0.00	\$0.00