Town Country Village HOA
Approved Budget 2025

	2023-24 Budget	090123-083124 Actuals	July - Dec 2024 Budget	070124-093024 Actuals	2025 Budget
Ordinary Income/Expense					
Income					
4-10000 · Revenue					
4-10001 · Monthly Dues	1,782,708.00	1,957,690.28	1,260,855.00	714,326.00	2,159,448.00
4-10002 · Assessments/Fines		1,600.00		150.00	2,100.00
4-10003 · Late Fees & Interest	10,000.00	21,305.58	5,000.00	5,638.23	10,000.00
4-10004 · Transfer Fees	10,000.00	18,516.00	5,000.00	4,668.00	14,000.00
4-10005 · Operating Fund Interest		798.42		655.55	1,000.00
4-10007 · Allocable Revenue		14,711.67		1,479.86	0.00
Total 4-10000 · Revenue	1,802,708.00	2,014,621.95	1,270,855.00	726,917.64	2,186,548.00
Total Income	1,802,708.00	2,014,621.95	1,270,855.00	726,917.64	2,186,548.00
Expense					
6-10000 · Expenses					
6-11000 · Personnel					
6-11001 · HOA Manager Wages	90,000.00	84,843.53	44,500.00	22,250.01	48,000.00
6-11002 · ARC Inspector Wages	3,500.00	6,001.94	4,000.00	1,022.48	0.00
6-11003 · Office Assistant Wages	8,000.00	7,479.83	4,400.00	685.00	0.00
6-11004 · Townhome Mtnc Wages	8,000.00	10,524.80	4,000.00	2,756.25	8,000.00
6-11005 · Grounds Mtnc Wages	7,000.00	2,052.65	4,200.00	0.00	5,000.00
6-11006 · Pool Mtnc Wages	1,000.00	533.75	1,000.00	242.08	1,000.00
Total 6-11000 · Personnel	117,500.00	111,436.50	62,100.00	26,955.82	62,000.00
6-11200 · Payroll Expenses		2,828.82			
6-11201 · Social Security & Medicare	9,000.00	-586.49	4,500.00		4,000.00
6-11202 · Unemployment	600.00	430.75	300.00		300.00
6-11204 · Federal Unemployment	50.00	182.69	200.00		100.00
6-11200 · Payroll Expenses - Other		6,920.11		1,516.86	2,000.00
Total 6-11200 · Payroll Expenses	9,650.00	9,775.88	5,000.00	1,516.86	6,400.00
6-11300 · Benefits					
6-11301 · Retirement	2,700.00	1,170.00	1,620.00		
6-11302 · Employee Health Insurance	3,000.00	2,706.28	1,500.00	750.00	
Total 6-11300 · Benefits	5,700.00	3,876.28	3,120.00	750.00	0.00
6-12000 · Legal					
6-12001 · Consulting / Review	2,000.00	1,378.00	1,194.00	898.00	3,000.00
6-12002 · Legal Collection Costs Attorney	1,500.00	6,629.50	600.00		2,000.00
6-12003 · Legal Costs Other	3,000.00	4,004.00	2,720.00	2,109.50	4,000.00
Total 6-12000 · Legal	6,500.00	12,011.50	4,514.00	3,007.50	9,000.00
6-14000 · Transfer to Reserve Account					
6-14001 - Townhome Apportioned					318,132.00
6-14002 - 501 Non-Apportioned					230,000.00
6-14003 - Insurance Apportioned					386,412.00
6-14004 - Insurance Non-Apportioned					48,096.00
Total Transfers					982,640.00
6-15000 · Administrative (Other Than Emp)					
6-1460 · Computer Expenses	800.00	14,047.90	6,000.00	3,105.57	6,000.00
6-15001 · Postage, Office Supplies	3,500.00	2,962.94	1,750.00	389.97	4,000.00
6-15003 · Office Equipment	1,500.00	347.25	750.00	222.76	1,500.00
6-15004 · General Supplies	1,500.00	299.88	750.00		1,500.00
6-15005 · Office Rental	11,200.00	12,544.00	5,832.00	2,916.00	15,000.00
6-15006 · Other / Misc	2,524.00	556.04	2,000.00	2,668.09	2,500.00
6-15007 · Audit	3,000.00		0.00		3,000.00
6-15008 · Bank Fees	6,000.00	10,878.17	6,000.00	2,146.29	12,000.00
6-15009 · Community Events	2,800.00	6,889.94	1,500.00	-687.95	6,000.00
6-15010 - Bookkeeping					36,000.00
6-15021 · Telephone & Pagers	2,500.00	2,318.31	1,500.00	219.90	3,000.00
6-15022 · Internet					
Office Internet	1,400.00	2,096.33	750.00	693.02	2,500.00
Pool Internet	1,000.00	1,090.90	582.00	290.22	1,200.00
6-1750 · Printing Costs	1,000.00	1,946.21	1,800.00	205.16	3,000.00
Total 6-15000 · Administrative (Other Than Emp)	38,724.00	55,977.87	29,214.00	11,673.65	97,200.00
6-30000 · Grounds Maintenace					

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6-30001 · Landscape Contract	105,745.00	107,895.00	60,860.00	43,395.00	112,000.00
6-30002 · Irrigation Maintenance	5,000.00	5,388.02	4,000.00	6,053.75	6,000.00
6-30003 · Plants, Trees, Shrubs, Etc.	1,000.00	4,807.06	1,000.00	1,225.00	1,000.00
6-30004 · Snow Removal	60,000.00	69,895.74	5,000.00		70,000.00
6-30005 · Fence Repair	750.00	1,938.50	250.00	750.00	
6-30006 · Other Grounds Costs	10,200.00	32,812.60	12,000.00	14,483.18	15,000.00
Total 6-30000 · Grounds Maintenace	182,695.00	222,736.92	83,110.00	65,906.93	204,000.00
6-40000 · Pool Maintenance					
6-40001 · Pool Maintenance	7,000.00	20,151.74	4,000.00	13,963.67	10,000.00
6-40002 · Pool Supplies	4,200.00	1,174.41	1,000.00	1,195.07	4,000.00
6-40003 · Pool Repairs	600.00	4,678.63	5,300.00	478.63	4,000.00
Total 6-40000 · Pool Maintenance	11,800.00	26,004.78	10,300.00	15,637.37	18,000.00
6-50000 · Utilities					
6-50011 - Trash Company		149,456.50	54,679.14	18,226.38	120,000.00
6-50012 - Additional Trash Removal			31,076.86	9,078.29	20,000.00
6-50001 · Trash Removal	135,500.00	149,456.50	85,756.00	27,304.67	140,000.00
6-50002 · Electric					
6-50021 · Pool/Shed	1,950.00	7,167.22	600.00	3,900.58	2,000.00
6-50022 · General Lighting	10,000.00	10,757.17	4,800.00	2,789.78	11,000.00
Total 6-50002 · Electric	11,950.00	17,924.39	5,400.00	6,690.36	13,000.00
6-50003 · Gas	2,750.00	655.54	2,000.00	649.38	2,000.00
6-50004 · Water & Sewer	602,000.00	572,827.90	313,000.00	197,356.55	652,000.00
Total 6-50000 · Utilities	752,200.00	740,864.33	406,156.00	232,000.96	807,000.00
Total 6-10000 · Expenses	1,462,976.00		1,100,989.00		2,186,240.00
6-1979 · Penalties					
Total Expense	1,462,976.00	1,650,003.83	1,100,989.00	362,561.58	2,186,240.00
Net Ordinary Income	339,732.00	364,618.12	169,866.00	364,356.06	$ 308.00
					2,186,548.00