

Coachlight Village Townhomes 2024 to 2025	2024	2024	2025
Account Name	2024	Actual	2025
	Budget	11/30/2024	Budget
INCOME			
ASSESSMENT INCOME			
Association Dues-monthly	\$76,800.00	\$76,800.00	\$90,240.00
Additional Dues July - Dec			\$2,880.00
TOTAL ASSESSMENT INCOME	\$76,800.00	\$76,800.00	\$93,120.00
Interest Income	\$0.00	\$4.81	\$0.00
Late Fees / NSF	\$0.00	-\$150.00	\$0.00
Other Income	\$0.00		\$0.00
TOTAL OTHER INCOME	\$0.00	-\$145.19	\$0.00
TOTAL INCOME	\$76,800.00	\$76,654.81	\$93,120.00
EXPENSE			
ADMINISTRATIVE EXPENSE			
Legal Expense	\$500.00	\$0.00	\$1,500.00
Corporate Income Tax	\$300.00	\$1,148.00	\$1,500.00
Management Fee	\$6,600.00	\$6,600.00	\$7,200.00
Office Supplies	\$300.00	\$352.45	\$400.00
Insurance	\$13,000.00	\$18,580.00	\$26,000.00
Bank Charges		\$0.00	
TOTAL ADMINISTRATIVE EXPENSE	\$20,700.00	\$26,680.45	\$36,600.00
REPAIR AND MAINTENANCE EXPENSE			
General Maintenance	\$5,000.00	\$6,070.29	\$5,000.00
Gutter Cleaning	\$2,000.00	\$1,800.00	\$2,000.00
TOTAL REPAIRS/MAINTENANCE	\$7,000.00	\$7,870.29	\$7,000.00
GROUNDS			
Refuse Removal	\$6,200.00	\$7,719.35	\$8,150.00
Snow Removal	\$8,600.00	\$9,700.00	\$10,300.00
Grounds Contract	\$12,300.00	\$12,418.44	\$16,433.00
Additional Landscape	\$4,000.00	\$3,412.50	\$6,000.00
TOTAL GROUNDS	\$31,100.00	\$33,250.29	\$40,883.00
RESERVE SUMMARY			
Resere Interest Income		\$5,696.61	\$5,500.00
Transfer to Reserves	\$18,000.00	\$18,041.04	\$14,137.00
Reserve Expense - Drive/Sealcoat		-\$8,098.00	
Reserve Expense - Insurance		-\$12,991.00	
Total Reservice Increase	\$18,000.00	\$2,648.65	\$19,637.00
TOTAL OPERATING EXPENSES	\$76,800.00	\$85,842.07	\$93,120.00
NET OPERATING INCOME	\$0.00	-\$6,538.61	\$0.00

BALANCE SHEET	2023	2024
ASSETS	YR TO DATE 2023	YR TO DATE 2024
Checking Account	\$9,241.06	\$9,703.80
Accounts Receivables	\$810.00	\$250.00
Town Bank Reserve Account	\$36,362.81	\$38,200.90
CD First Citizens 5% 2-21-25	\$87,754.29	\$92,265.85
TOTAL ASSETS	\$134,168.16	\$140,420.55
LIABILITIES and EQUITY		
Accounts Payable	\$0.00	\$12,991.00
Prepaid Dues	\$1,252.00	\$1,052.00
TOTAL LIABILITIES	\$1,252.00	\$14,043.00
EQUITY		
Net Profit/Loss	\$10,397.92	-\$6,538.61
Reserve Increase/Decrease		
Retained Earnings	\$122,518.24	\$132,916.16
TOTAL EQUITY	\$132,916.16	\$126,377.55
TOTAL LIABILITIES AND EQUITY	\$134,168.16	\$140,420.55

EXPENSE SUMMARY FOR EXPENSE SHEET	
General Maintenance	\$6,070.29
Balcony Painting	
Balcony Repairs - 1	
Misc Repair & Issues	
Reserve Expense	\$21,089.00
Driveway Repair / Sealcoat	
Insurance	
Additional Landscape	\$3,412.50
Trees Removed - Post Storm	