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Timberhill Townhouse Association				
2025 Annual Budget - Proposed				
Revised 12/14/2024				
	2024 Annual	2024	2025 Annual	
2025 Budget Worksheet	Budget	Projected	Budget	Notes for 2025
Monthly HOA	300	300		\$10/month covers expected price increases
Income			0.10	Tomicial develo expedica price ilicreaces
1750 Interest	4,000	4,200	4,375	\$125,000 average account value at 3.5%
4000 HOA Assessments	259,200	259,200	267,840	
4100 Late Fees	50	30	50	
4200 Other income	180	300		Title transfer fee \$60 per sale
4250 Comcast marketing support	5,000	5,200		For access to the Association
Total Income	268,430	268,930	277,645	
Evnance				
Expenses 50000 Operations				
5015 Legal + Misc. Administration	1,600	150	700	Legal expenses
5030 Federal and State taxes	3,500	4,012		35% of (interest+Comcast) in 2024+\$50
5100 Insurance	1,825	1,741	1,825	. (
5150 Professional Management	5,880	6,350	6,795	7 hours per month at \$70/hour+QuickBooks (\$915)
6170 Social	100	25	100	
Total 50000 Operations	12,905	12,278	12,760	
51000 Utilities				
5200 Electricity	4,500	4,500		Assume 3% increase
5250 Communications / Internet 5300 Gas	1,600	1,300	1.600	Hostmonster due 2025. GoDaddy due 2025, pool
5400 Water/Sewage	64,500	64,500	,	Assume 3% increase
5500 Trash Removal	20,800	20,800		Assume 3% increase
Total 51000 Utilities	91,480	91,200	94.294	7 ISSUITE G /S INSTEASE
	, , , , , ,	,		
52000 Landscape				
5700 Landscape Expense - Other	81,500	81,500	83,945	Assume 3% increase
5800 Landscape Gardner				
5850 Landscaping/Irrigation System	04 500	04 500	00.045	
Total 52000 Landscape	81,500	81,500	83,945	
53000 Pool Operations				
5900 Pool Supplies	4,000	3,200	4 000	Chemicals, pool license, operating supplies.
Total 53000 Pool Operatons	4,000	3,200	4,000	Chemicals, poor liberise, operating supplies.
	1,000	-,	-,,,,,	
54000 Painting				
6000 Other Painting	500	60	500	
Total 54000 Painting	500	60	500	
FF000 Maladaya				
55000 Maintenance	1 500	1 000	1 500	
6100 General maintenance Total 55000 Maintenance	1,500 1,500	1,000 1,000	1,500 1,500	
1 Otal 99000 Maintenance	1,500	1,000	1,500	
56000 Reserve Funds				
6180 Site Maintenance Reserves accrual	30,000	30,000	30,000	Need to continue funding at this level
6190 Painting Reserves accrual	10,000	10,000		Must start to increase in 2025 or 2026.
6195 Site Maintenance Reserve interest accrual	4,000	4,200	4,375	
Total 56000 Reserve Funds	44,000	44,200	44,375	
HOA Loan	20.50	20.50	00 = 5 :	151 0001
Loan payment Total HOA Loan	33,564	33,564	33,564	Last payment February 2031
Total non Loan	33,564	33,564	33,564	
Total Expenses	269,449	267,002	274,938	
Total Expenses	200,440	207,002	274,000	
Net Income/(Loss)	(1,019)	1,928	2,707	
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Timberhill Townhouse Association								
2025 Annual Budget - Proposed								
Revised 12/14/2024								
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2024 THTA Budget Summary								
	2024 Annual		2025 Annual					
	Budget	2024 Projected	Budget					
Monthly HOA	300	300	310					
Monuny HOA	300	300	310					
Income								
Interest	4,000	4,200	4,375					
HOA Assessments	259,200	259,200	267,840					
Late Fees	50	30	50					
Other income	180	300	180					
Comcast marketing support	5,000	5,200	5,200					
Total Income	268,430	268,930	277,645					
Expenses								
Operations	12,905	12,278	12,760					
Utilities	91,480	91,200	94,294					
Landscape	81,500	81,500	83,945					
Pool operations	4,000	3,200	4,000					
Painting - General Maintenance	500	60 1,000	500					
HOA Loan	1,500 33,564	33,564	1,500 33,564					
Total operating expenses	225,449	222,802	230,563					
Total operating expenses	223,449	222,002	230,303					
Site Maintenance Reserves accrual	30,000	30,000	30,000					
Painting Reserves accrual	10,000	10,000	10,000					
Site Maintenance Reserves interest accrual	4,000	4,200	4,375					
Total Reserves accrual	44,000	44,200	44,375					
	, , , , ,	,	,-					
Total Expenses	269,449	267,002	274,938					
Net	(1,019)	1,928	2,707					

Timberhill Townhouse Association		
2025 Annual Budget - Proposed		
Revised 12/14/2024		
Reserve accoun	ts	
Site Maintenance Reserves	2024	2025
Beginning Balance	31,492	44,838
Transfer from Operations	30,000	30,000
Interest Income	4,200	4,375
Pool fence gate repair	(830)	
Pool house support beam	(560)	
Clubhouse and pool house electrical repair	(5,039)	
Pool sealed light fixture	(1,584)	
Stain clubhouse deck	(1,375)	
Storm drain repair by 2884	(2,275)	
Storm drain repair by 2872-2874	(3,220)	
Replace clubhouse support beam	(3,650)	
Exterior lighting	(472)	
Stream bank stabilization	(977)	
Stream bank stabilization (in progress)	(872)	
Ending Balance	44,838	79,213
Painting Reserves	(0.405)	4.005
Beginning Balance	(8,135)	1,865
Transfer from Operations	10,000	10,000
Ending Balance	1,865	11,865
Pood Improvement Posence		
Road Improvement Reserves Beginning Balance	50,001	50,001
Loan fee	30,001	30,001
Road repaving and repair (2021)		
Crack filling and road sealing (2022)	+	
Ending Balance	50,001	50,001