

ASHLEY DOWNS HOMEOWNERS ASSOC.INC.

69 HOMES

JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	MONTHLY AMOUNT	
4010	Unit Maintenance Fees	\$265,669	\$268,664	\$22,389	1.13%
4200	Water & Sewer Income	\$42,871	\$48,000	\$4,000	
	TOTAL REVENUE	\$308,540	\$316,664	\$26,389	
	OPERATING EXPENSES				
5015	Administrative/Office/Postage	\$3,000	\$3,500	\$292	
	Coupons / Lockbox	\$0	\$587	\$49	
	Storage Boxes - 7	\$0	\$315	\$26	
5020	Website	\$595	\$500	\$42	
5200	Pest Control-Termite-Contract	\$3,800	\$3,800	\$317	
5300	Insurance	\$10,243	\$10,842	\$904	
5400	Lawn Contract	\$22,500	\$22,500	\$1,875	
5410	Mulch/landscape improvements	\$7,500	\$0	\$0	
5420	Grounds - Irrigation Repairs	\$2,000	\$2,000	\$167	
5425	Grounds - Irrigation Contract	\$3,300	\$0	\$0	
5430	Grounds-Insects/Fert-Contract	\$3,600	\$600	\$50	
5440	Grounds-Trees	\$7,500	\$4,000	\$333	
5600	Taxes - Permits & Licenses	\$475	\$500	\$42	
5620	Corp Annual Filing Fee	\$90	\$90	\$8	
5800	Mgmt Fee Exp. 03/24 - 60 day notice	\$10,500	\$11,136	\$928	
5900	Legal Fees	\$1,200	\$500	\$42	
5910	Accounting & Audit Fees	\$425	\$425	\$35	
6100	Building Maintenance & Repair	\$7,000	\$7,500	\$625	
6110	Pressure Washing	\$3,700	\$0	\$0	
6120	Gutter cleaning/repairs/drainage	\$2,500	\$3,000	\$250	
6130	Gate	\$2,000	\$0	\$0	
6180	Rust Prevention	\$9,600	\$9,600	\$800	
6190	Fire Hydrant/Extinguisher	\$600	\$600	\$50	
6200	Pool Contract	\$7,920	\$8,280	\$690	
6210	Pool Repairs	\$2,400	\$1,000	\$83	
6215	Pool Cleaning / Janitorial/Maint	\$2,220	\$2,160	\$180	
7001	Electricity	\$10,000	\$11,000	\$917	
7003	Water- Sewer	\$54,000	\$58,050	\$4,838	
7004	Cable-Contract	\$40,000	\$52,360	\$4,363	
7005	Trash Removal expires 2024	\$17,256	\$17,088	\$1,424	
	TOTAL OPERATING EXPENSES	\$235,924	\$231,933	\$19,328	

RESERVES

9100	Reserves - Deferred Maintenance	\$72,616	\$104,731	\$8,728
	TOTAL RESERVES	\$72,616	\$84,731	\$8,728

TOTAL EXPENSES

\$308,540	\$316,664	\$28,055
	\$0	

Approved 12/5/24

YOUR NEW MONTHLY MAINTENANCE FEES WILL BE:

2025 FEES	2024
\$313	\$310.00
\$343	\$340.00

**RESERVE ANALYSIS
ASHLEY DOWNS HOMEOWNERS ASSOC.INC.
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
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Reserves - Painting	\$125,000	\$22,000	7	5	\$103,000	\$20,600	\$20,600
Reserves - Paving	\$54,000	\$35,000	25	5	\$19,000	\$3,800	\$3,800
Reserves - Roofing	\$465,000	\$69,586	25	20	\$395,414	\$19,771	\$19,771
Reserves - Pool	\$75,000	\$45,000	15	1	\$30,000	\$30,000	\$30,000
Reserves - Perimeter Wall	\$30,000	\$15,000	50	22	\$15,000	\$682	\$682
Reserves - Gate	\$35,000	\$5,365	35	3	\$29,635	\$9,878	\$9,878
Reserves - Deferred Maint / Pooled Reserves						\$0	\$0
TOTALS	\$784,000	\$191,951			\$592,049	\$84,731	\$84,731

Estimated how much money should be in each category up to date

NOTE: TO CALCULATE FEES, TAKE THE PERCENTAGE INCREASE TIMES THE CURRENT FEE AND ADD THE AMOUNT TO THE OLD FEE TO GET THE NEW FEE.