

FOX CHASE TOWN HOMES "A"
41 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED	ACTUAL THRU 11/8/2024	2025 PROPOSED	2025 PROPOSED Monthly
4010	Unit Maintenance Fees	\$86,100	\$74,005	\$86,100	\$7,175
	Prior Year Surplus	\$8,425	\$0	\$0	\$0
	TOTAL REVENUE	\$94,525	\$74,005	\$86,100	\$7,175
	OPERATING EXPENSES				
5010	Admin/Office Expenses/website	\$3,200	\$3,215	\$3,800	\$317
5300	Insurance & D/O	\$4,134	\$3,102	\$3,700	\$308
5400	Lawn Service	\$10,800	\$8,700	\$14,000	\$1,167
5410	Fertilizer/Pest	\$3,000	\$10,495	\$2,160	\$180
5430	Tree Trimming	\$6,500	\$0	\$6,500	\$542
5440	Landscape/Sod/Shrubs	\$7,740	\$10,760	\$8,000	\$667
5500	Termite/Haskell	\$905	\$690	\$690	\$58
5600	State Corporation Fees	\$80	\$83	\$90	\$8
	Management Fee Exp. 12/24 -				
5800	30 day notice	\$9,000	\$8,250	\$9,000	\$750
5900	Professional - Legal	\$1,500	\$1,134	\$1,300	\$108
5910	Accounting & Audit Fees	\$500	\$400	\$400	\$33
6100	Repair/Maint - General	\$5,000	\$264	\$3,508	\$292
6110	Repair/Maint - Gutter Cleaning	\$2,400	\$1,600	\$1,600	\$133
6115	Repair/Maint - Pressure Wash	\$2,000	\$1,837	\$2,000	\$167
7004	Utilities - Trash	\$7,300	\$7,605	\$9,000	\$750
	TOTAL OPERATING EXPENSES	\$64,059	\$58,134	\$65,748	\$5,479
	RESERVES				
9010	Reserves - Painting	\$14,130	\$50,822	\$0	\$0
9020	Reserves - Paving	\$1,258	\$18,298	\$4,176	\$348
9030	Reserves - Roofing	\$5,078	\$30,008	\$6,176	\$515
9100	Reserves - Deferred Maintenance	\$10,000	\$21,387	\$10,000	\$833
	TOTAL RESERVES	\$30,466	\$120,514	\$20,352	\$1,696
	TOTAL EXPENSES	\$94,525	\$178,649	\$86,100	\$7,175
				\$0	

Approved 12/9/24

YOUR 2025 MONTHLY MAINTENANCE FEES WILL BE:

\$175

**RESERVE ANALYSIS
FOX CHASE TOWN HOMES "A"
JANUARY 1, 2025- DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Reserves as of 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Painting	\$50,000	\$50,822	6	1	-\$822	-\$822	\$0
Reserves - Paving	\$35,000	\$18,298	20	4	\$16,702	\$4,176	\$4,176
Reserves - Roofing	\$135,000	\$30,008	20	17	\$104,992	\$6,176	\$6,176
Reserves - Deferred Maintenance		\$21,387			\$0		\$10,000
<u>TOTALS</u>	<u>\$220,000</u>	<u>\$120,514</u>			<u>\$120,873</u>	<u>\$9,530</u>	<u>\$20,352</u>

THIS RESERVE ANALYSIS REFLECTS A FULLY FUNDED BUDGET.