

The Townhomes at Ludlow Bay Association

Budget FY July 1, 2025- June 30, 2026

Approved 3/21/25. Updated 7/6/25 with FY2024/25 Actuals

					FY 2025-26	FY 2024-25	FY 2023-24	FY 2022-23
Without Audit								
	July - Sept, 2025	Oct - Dec, 2025	Jan- Mar, 2026	Apr- June, 2026	Totals	Actuals	Actuals	Actuals
Owner Dues	19,000	19,000	19,000	19,000	76,000	70,000	94,047	89,000
Interest Income	730	690	650	590	2,660	4,423	3,189	51
Total	19,730	19,690	19,650	19,590	78,660	74,423	97,236	89,051
Expenses								
a Bank charges	- 0	- 0	- 0	- 0	- 0	- 0	6	143
b Cable TV	5,469	5,469	5,597	5,852	22,387	21,876	21,876	20,761
c Electricity	479	550	824	609	2,462	2,433	1,806	1,603
d Waste Disposal	2,100	1,410	1,410	2,100	7,020	6,961	7,363	7,970
e Insurance	2,500	- 0	- 0	- 0	2,500	2,061	2,010	1,497
f Landscape	8,046	7,046	8,046	7,046	30,184	30,678	30,107	23,814
g Accounting	650	360	360	360	1,730	1,354	1,100	1,501
h Legal	250	250	250	250	1,000	563	385	1,655
i Web Site	400	50	- 0	- 0	450	400	617	720
j Annual Report Sec of State	- 0	- 0	- 0	20	20	20	20	20
k HOA Social	250	- 0	- 0	- 0	250	- 0	- 0	250
l Postage & Office	200	- 0	- 0	50	250	328	189	393
m Repair & Maintenance								
Fence Repair	- 0	- 0	- 0	- 0	- 0	4,196	2,000	5,127
Fence Cleaning and staining	- 0	-	- 0	- 0	- 0	1,500	2,000	- 0
Roof Moss/algae Cleaning	- 0	- 0	- 0	- 0	- 0	- 0	- 0	2,000
Power Wash Walkways	- 0	- 0	- 0	2,182	2,182	2,384	2,200	2,507
Back Flow Repair				200	200	- 0	- 0	- 0
Light Bulbs & batteries				50	50	- 0	55	- 0
Fire System Repairs				- 0	- 0	2,537	1,408	- 0
Total Repair & Maint	- 0	- 0	- 0	2,432	2,432	10,617	7663	9,634
n Contingency	- 0	- 0	- 0	- 0	- 0	3,000	6,472	- 0
o Fire System Monitor	761	761	761	761	3,044	3,045	3,045	3,045
p Water	993	512	329	491	2,325	2,044	1,904	1,471
q Fire System Testing	- 0	1,750	- 0	500	2,250	2,210	1,944	2,130
r Audit	- 0	- 0	- 0	- 0	- 0	- 0	- 0	- 0
s Federal Income Tax	- 0	- 0	- 0	- 0	- 0	4	927	- 0
Total Expense	23,348	18,158	17,577	20,971	78,304	87592	87,434	76,607
Net Operating	(3,618.00)	1,532.00	2,073.00	(1,381.00)	356.00	(13,169.00)	9,802.00	12,444
Cash at Kitsap Bank is \$16,655 as of 30 June 2025 Additional Funds invested at Schwab is \$70,793 as of 30 June 2025								