

2025 CARRIAGE RUN HOA BUDGET**

VENDOR	2024 EXPENSES*	PROPOSED 2025 EXPENSES	NOTES
Insurance	\$751.00	\$755.00	
City of Rocky Mount (Utilities)	\$438.00	\$500.00	
Landscaping (Thompson)	\$5,250.00	\$3,675.00	7-mo contract (April-October)
Accounting Services (Keith Beck, CPA)	\$1,225.00	\$1,225.00	No Increase
HOA Website Annual Renewal	\$155.58	\$155.58	Renewal, 9/25
HOA Website (Domain Name)	\$40.44	N/A	2-year renewal 7/26 (\$21.99)
Benevenue Baptist Church space Rental	\$200.00		Two meetings (2024-25)
Food for Annual Meeting	\$50.00	\$50.00	
Legal Services (Lien Filings)	\$0.00	\$1,000.00	As needed
TOTAL EXPENSES	\$8,110.02	\$7,360.58	

*Financial Statement 12/31/2024

OUTSTANDING DUES OWED TO HOA: \$6,259

In 2025, we have 6 homes under liens (same as 2024)

As of 1/25, we have 15 homes at least one year behind in annual dues (down from 32 in 2024)

INCOME

Bank Balance 12/31/2024	\$10,494.76	
HOA dues (82 homes)	\$7,380.00	Based on 2024 annual dues collected
HOA Annual Dues (All 97 homes)	\$8,730.00	

**Approved 2/24/2025 Carriage Run Annual Homeowners Meeting