



TDP HOA Annual Meeting | JULY 2025

This Year's Projects

Completed Maintenance Tasks

1. Repaired backflow irrigation system.
Certification valid until 1/30/2027
2. Repaired, painted and pressure washed common fencing, mailboxes, entrance sign, gazebo



Financials

2024 - 2025

Terraces at Depot Park Townhome Association

Net Assets Report

6.30.2025

	January	February	March	April	May	June
Ending Balance						
Checking	36,012.56	40,822.48	44,873.04	47,914.27	44,039.50	37,302.94
Savings	1,326.49	1,326.50	2,221.51	2,221.53	2,221.55	2,746.57
CD	90,000.00	90,783.72	90,783.72	91,289.91	91,289.91	91,289.91
Total Assets	127,339.05	132,932.70	137,878.27	141,425.71	137,550.96	131,339.42

Terraces at Depot Park HOA
Monthly Financial Report
June 30, 2025

Year			2025					
Sum of Amount	Column Labels						Grand Total	
Row Labels	1	2	3	4	5	6		
Dues	7,400.00	8,325.00	8,480.00	6,105.00	5,706.30	6,260.00	42,276.30	
Deposit	1,110.00	1,110.00	1,110.00	1,110.00	2,405.00	1,110.00	7,955.00	
Paypal	6,290.00	7,215.00	6,475.00	4,995.00	3,301.30	4,625.00	32,901.30	
Sandra Worden			895.00				895.00	
Nicole Ashley Graham						525.00	525.00	
Interest	0.01	783.73	0.01	506.21	0.02	0.02	1,290.00	
Chase Bank	0.01	783.73	0.01	506.21	0.02	0.02	1,290.00	
Expenses	(2,414.01)	(3,515.08)	(3,534.44)	(3,063.77)	(9,581.07)	(12,471.56)	(34,579.93)	
Alternative Environments Inc		(154.29)		(154.29)		(154.29)	(462.87)	
Bigfoot Services Inc		(106.00)				(850.00)	(956.00)	
Cobb County Water		(813.20)	(25.00)	(25.00)	(25.00)	(79.35)	(967.55)	
Fitts Pest Control			(445.00)	(445.00)	(445.00)	(445.00)	(1,780.00)	
Georgia Power Company	(388.71)	(390.12)	(389.73)	(389.69)	(389.64)	(389.69)	(2,337.58)	
Landscape Essentials	(1,833.00)						(1,833.00)	
Paypal	(192.30)	(218.47)	(196.71)	(153.79)	(102.41)	(142.45)	(1,006.13)	
Blue Ribbon Landscape		(1,833.00)	(1,833.00)	(1,833.00)	(8,583.00)	(1,833.00)	(15,915.00)	
Davis & Associates CPA			(560.00)				(560.00)	
Todd Heaton			(85.00)				(85.00)	
City of Kennesaw				(63.00)			(63.00)	
Staples					(36.02)		(36.02)	
Wix.com						(432.00)	(432.00)	
Fastsigns						(63.48)	(63.48)	
USPS						(7.30)	(7.30)	
Garden's Edge Landscaping						(1,400.00)	(1,400.00)	
Hutson Family LLC						(6,675.00)	(6,675.00)	
Grand Total	4,986.00	5,593.65	4,945.57	3,547.44	(3,874.75)	(6,211.54)	8,986.37	

Terraces at Depot Park- 2025 Budget

[illegible]

Future Projects

- Remove 4 large trees including stump removal and sod replacement
- Address French drain landscaping in breezeway facing Main Street
- Bylaws to be updated stating approval of installing specific awnings
- Notify homeowners of needed exterior maintenance
- Board is moving forward with a property management company. Costs will be mitigated by phasing out current website and fees to transition to the management company portal. HOA dues will remain \$185/month