Charterwood

2017 OPERATING BUDGET $57.00/ Mo.X 104 owners

REVENUES		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments	$71,136	5,928	5,928	5,928	5,928	5,928	5,928	5,928	5,928	5,928	5,928	5,928	5,928
5210 Late fee	$300	100					100					100	
5220 Collection Recovery	$300	300											
5245 Interest	$0												
5255 Miscellaneous Income	$0												
5400 Repair Cost Recovery	$0												
5450 Reserve Transfer	($16,800)	-1,400	-1,400	-1,400	-1,400	-1,400	-1,400	-1,400	-1,400	-1,400	-1,400	-1,400	-1,400
Total Revenues	$54,936	4,928	4,528	4,528	4,528	4,528	4,628	4,528	4,528	4,528	4,528	4,628	4,528
Administrative Expenses													
7030 Management Fee	$11,700	975	975	975	975	975	975	975	975	975	975	975	975
7040 Legal fees	$400	400											
7045 Legal Collections	$750	750											
7050 Office Expense	$0												
7055 Audit Fees	$300					300							
7060 Printing & Copy Cost	$800	100		100		100			100				400
7062 Postage	$426	151	25	25	25	25	25	25	25	25	25	25	25
7080 Newsletter	$250	125					125						
7085 Annual Meeting	$0												
7086 Bad Debt Expenses													
7090 Misc. Admin. Expenses	$0												
Total Administrative Expense	14,626	2,501	1,000	1,100	1,000	1,400	1,125	1,000	1,100	1,000	1,000	1,000	1,400
7120 Income Tax	$0	0	0	0	0	0	0	0	0	0	0	0	0
7130 Insurance Premium	$2,850	2,850											
Total Tax & Insurance Expenses	2,850	2,850											
Building & Facilities Expenses													
7230 Building & Facilities Repair	$0												
7235 Upper Deck Repairs	$0												
7240 Lighting Supplies	$0												
7245 Light Check	$0												
7250 Light Maintenance	$250	250											
7256 Garage Repairs	$0												
7260 Gutter Maintenance/Cleanir	$0												
7270 Roof Repairs	$0												
7280 Plumbing/Sewer Maint.													
7290 Other Bldg Maintenance	$0												
Total Bldg & Facility Expense	250	250	0	0	0	0	0	0	0	0	0	0	0
Utility Expenses													
7320 Energy/Gas & Electric	$600	50	50	50	50	50	50	50	50	50	50	50	50
7370 Water & Sewer Expense	$1,925				275	275	275	275	275	275	275		
7371 Waste Water Expense	$261	261											
7380 Trash Removal	$16,368	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364	1,364
7385 Gas/Tiger													

Total Utility Expenses	**$19,154**	1,675	1,414	1,414	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,414	1,414
Landscape Maintenance													
7410 Landscape Maintenance	**$500**				500								
7415 Landscape Contract	**$7,992**	666	666	666	666	666	666	666	666	666	666	666	666
7420 Landscape Renovation	**$0**												
7425 Tree Pruning	**$250**					**250**							
7426 Fert/Weeds Spray (incl)	**$0**												
7428 Flowers	**$0**												
7430 Tree & Bush Installation	**$0**												
7431 Deep Root Watering	**$0**												
7432 Leaf Clean-up	**$0**												
7440 Sprinkler Maint. & Repairs	**$1,200**						**300**	**300**	**300**	**300**			
7442 Rock Drain Maint.	**$0**												
7460 Fence Repairs	**$500**	500											
Total Landscape Expenses	**$10,442**	1,166	666	666	1,166	916	966	966	966	966	666	666	666
Property Maintenance													
7630 Snow Removal	**$7,614**	1,737	2,000	2,000	377								1,500
7635 Sign Purchase & Repairs	**$0**												
7710 Security/Police Patrol	**$0**												
7715 Association Picnic	**$0**												
7720 Consulting/Engineering	**$0**												
Total Property Maint.Expenses	**$7,614**	1,737	2,000	2,000	377	0	0	0	0	0	0	0	1,500
Pool & Recreation Expenses													
7810 Pool/Spa Contract	**$0**												
7815 Pool Supplies & Chemicals	**$0**												
7820 Pool Repairs	**$0**												
7824 Telephone	**$0**												
7825 Tennis Court Repairs	**$0**												
7830 Pool Furniture	**$0**												
7831 Pool Keys	**$0**												
7832 Clubhouse Cleaning	**$0**												
Total Pool & Recreational Expen	**$0**	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	**$54,936**	10,179	5,080	5,180	4,232	4,005	3,780	3,655	3,755	3,655	3,355	3,080	4,980
Net Profit or Loss	0	-5,251	-552	-652	296	523	848	873	773	873	1,173	1,548	-452

RESERVE ACCOUNT

	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reserve Revenues													
9200 Asphalt Repairs/Overlay													
9210 Fence Painting	9,000	750	750	750	750	750	750	750	750	750	750	750	750
9230 Roofing													
9240 Mail Boxes	7,800	650	650	650	650	650	650	650	650	650	650	650	650
9250 Concrete	0												
9260 Special Equipment	0												
9350 Interest	0												
	0												
Total Reserve Revenues	16,800	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
	0												
Reserve Expenses	0												
	0												
9500 Landscape Renovation	2,500			2,500									
9510 Paint Fence	0												
9520 Asphalt Overlay	0												
9530 Asphalt Seal Coat	0												
9540 Concrete	0												
9550 Mail Box Replacement	0												
9560 Special Equipent	0												
	0												
Total Reserve Expenses	2,500	0	0	2,500	0	0		0	0	0	0	0	0