Charterwood

2021 OPERATING BUDGET $59.00/ Mo.X 104 owners

REVENUES		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments	$73,632	6,136	6,136	6,136	6,136	6,136	6,136	6,136	6,136	6,136	6,136	6,136	6,136
5210 Late fee	$400	200					100					100	
5220 Collection Recovery	$800	800											
5245 Interest	$0												
5255 Miscellaneous Income	$0												
5400 Repair Cost Recovery	$0												
5450 Reserve Transfer	($13,200)	-1,100	-1,100	-1,100	-1,100	-1,100	-1,100	-1,100	-1,100	-1,100	-1,100	-1,100	-1,100
Total Revenues	$61,632	6,036	5,036	5,036	5,036	5,036	5,136	5,036	5,036	5,036	5,036	5,136	5,036
Administrative Expenses													
7030 Management Fee	$12,600	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
7040 Legal fees	$500	500											
7045 Legal Collections	$800	800											
7050 Office Expense	$0												
7055 Audit Fees	$300					300							
7060 Printing & Copy Cost	$1,000	50		300		50			50				550
7062 Postage	$200	50		50		25		50		25			
7080 Newsletter	$295	295											
7085 Annual Meeting	$75			75									
7086 Bad Debt Expenses	$0												
7090 Misc. Admin. Expenses	$500	500											
Total Administrative Expense	16,270	3,245	1,050	1,475	1,050	1,425	1,050	1,100	1,100	1,075	1,050	1,050	1,600
7120 Income Tax	$0	0	0	0	0	0	0	0	0	0	0	0	0
7130 Insurance Premium	$3,150	3,150											
Total Tax & Insurance Expenses	3,150	3,150											
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	$504	42	42	42	42	42	42	42	42	42	42	42	42
7370 Water & Sewer Expense	$3,000				250	300	450	500	500	500	500		
7371 Waste Water Expense	$30	30											
7380 Trash Removal 2021	$19,284	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607
7385 Gas/Tiger													

Total Utility Expenses	**$22,818**	1,679	1,649	1,649	1,899	1,949	2,099	2,149	2,149	2,149	2,149	1,649	1,649
Landscape Maintenance													
7410 Landscape Maintenance	**$1,244**				500		244		500				
7415 Landscape Contract	**$9,500**	790	790	792	792	792	792	792	792	792	792	792	792
7420 Landscape Renovation	**$0**												
7425 Tree Pruning	**$0**			0									
7426 Fert/Weeds Spray (incl)	**$400**				400								
7428 Flowers	**$200**					200							
7430 Tree & Bush Installation	**$0**												
7431 Deep Root Watering	**$0**												
7432 Leaf Clean-up	**$0**												
7440 Sprinkler Maint. & Repairs	**$800**					200	**200**	**200**	**200**				
7442 Rock Drain Maint.	**$0**												
7460 Fence Repairs	**$700**	250				250				200			
Total Landscape Expenses	**$12,844**	1,040	790	792	1,692	1,442	1,236	992	1,492	992	792	792	792
Property Maintenance													
7630 Snow Removal	**$6,300**	1,500	1,500	1,500	800								1,000
7635 Sign Purchase & Repairs	**$0**												
7710 Security/Police Patrol	**$0**												
7715 Association Picnic	**$0**												
7720 Consulting/Engineering	**$0**												
Total Property Maint.Expenses	**$6,300**	1,500	1,500	1,500	800	0	0	0	0	0	0	0	1,000
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	**$61,632**	10,864	4,989	5,416	5,441	4,816	4,385	4,241	4,741	4,216	3,991	3,491	5,041
Net Profit or Loss	0	-4,828	47	-380	-405	220	751	795	295	820	1,045	1,645	-5

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	0												
9250 Concrete	0												
9260 Special Equipment	0												
9350 Interest	0												
	0												
Total Reserve Revenues	9,000	750	750	750	750	750	750	750	750	750	750	750	750
	0												
Reserve Expenses	0												
	0												
9500 Landscape Renovation	4,200		4,200										
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	4,200	0	4,200		0	0		0	0	0	0	0	0