Charterwood Approved 9/25/19

2020 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	$500	500											
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	$61,332	5,736	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	$500	500											
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	$0												
7085 Annual Meeting	$75			75									
7086 Bad Debt Expenses	$0												
7090 Misc. Admin. Expenses	$500	500											
Total Administrative Expense	15,675	2,650	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	$3,117	3,117											
Total Tax & Insurance Expenses	3,117	3,117											
Building & Facilities Expenses													
7230 Building & Facilities Repair	$0												
7235 Upper Deck Repairs	$0												
7240 Lighting Supplies	$0												
7245 Light Check	$0												
7250 Light Maintenance	$200	200											
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	200	200	0	0	0	0	0	0	0	0	0	0	0
Utility Expenses													
7320 Energy/Gas & Electric	$500	42	42	42	42	40	40	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	$18,360	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530
7385 Gas/Tiger													

Total Utility Expenses	**$21,890**	1,602	1,572	1,572	1,822	1,870	2,020	2,072	2,072	2,072	2,072	1,572	1,572
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	**$500**			500									
7426 Fert/Weeds Spray (incl)	**$1,400**				1,400								
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	**$500**	250				250							
Total Landscape Expenses	**$14,144**	1,040	790	1,292	2,692	1,442	1,236	992	1,492	792	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	**$61,326**	10,109	4,912	5,839	6,364	4,737	4,306	4,164	4,664	3,939	3,914	3,414	4,964
Net Profit or Loss	6	-4,373	124	-803	-1,328	299	830	872	372	1,097	1,122	1,722	72

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