

**CHELSEA OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**  
**JANUARY 1, 2019 - DECEMBER 31, 2019 APPROVED BUDGET**  
**236 UNITS**

ACCT	REVENUE	2018 Annual	2019 APPROVED Annual	2019 APPROVED Monthly
4010	Unit Maintenance Fees - 236 UNITS	\$184,428	\$600,384	\$50,032
4020	Unit Late Fees	\$1,500	\$1,000	\$83
4400	Interest Income	\$750	\$0	\$0
4500	Application Income		\$0	\$0
4700	Reserves	\$62,911	\$0	\$0
4800	Other Income - Legal Reimbursement	\$2,000	\$3,000	\$250
4810	Other Income - Gate/Pool Access Reimbursement		\$400	\$33
4900	Initial Capital Contributions	\$15,750	\$0	\$0
4910	Subsequent Capital Contributions	\$2,100	\$875	\$73
	<b>TOTAL REVENUE</b>	<b>\$269,439</b>	<b>\$605,659</b>	<b>\$50,472</b>
	<b>OPERATING EXPENSES</b>			
5010	Admin/Notices/Clerical/Office	\$0	\$5,400	\$450
5005	Website Hosting	\$0	\$200	\$17
5015	Office Supplies	\$750	\$0	\$0
5016	Postage & Delivery	\$250	\$0	\$0
5020	Amendment Meetings	\$0	\$1,500	\$125
5025	Bank Charges/Coupons	\$100	\$2,000	\$167
5040	Storage Files	\$0	\$450	\$38
5045	Additional Administrative - Lawsuit	\$0	\$3,600	\$300
5300	Insurance - General Expires 09/25	\$60,000	\$110,000	\$9,167
5400	Lawn Service Contract	\$33,600	\$91,800	\$7,650
5410	Lawn Maintenance - Non-Contract - Plants/Sod Replacement	\$0	\$10,000	\$833
5415	Tree Trimming/Removal/Replacement	\$750	\$7,500	\$625
5420	Fertilization & Pest Control - lawns	\$5,300	\$0	\$0
5425	Mulch	\$0	\$13,000	\$1,083
5430	Irrigation Repairs	\$0	\$20,000	\$1,667
5600	Lic/Permit Fees	\$350	\$400	\$33
5800	Management Fee	\$12,036	\$28,320	\$2,360
5810	Additional Manager Hourly	\$0	\$750	\$63
5900	Professional - Legal	\$2,500	\$60,000	\$5,000
5910	Professional - Tax / Audit	\$720	\$2,500	\$208
5920	Taxes	\$10	\$0	\$0
5930	Court Appearances - Manager	\$0	\$2,250	\$188
6100	Repair/Maintenance - General	\$10,000	\$1,000	\$83
6110	Repair/Maintenance - Common Area	\$0	\$2,500	\$208
6120	Repair/Maintenance - Buildings	\$1,500	\$5,000	\$417
6130	Repair/Maintenance - Clubhouse	\$2,500	\$5,000	\$417
6135	Repair/Maintenance - Clubhouse Equipment and Supplies	\$1,500	\$2,000	\$167
6140	Repair/Maintenance - Roads	\$0	\$8,000	\$667
6145	Repair/Maintenance - Pressure Washing Buildings	\$0	\$15,000	\$1,250
6160	Repair/Maintenance - Gate Maintenance	\$2,500	\$1,000	\$83
6170	Aquatic Maintenance Contract	\$3,500	\$2,820	\$235
6175	Repair/Maintenance - Wells	\$0	\$3,500	\$292
6200	Pool - Maintenance Contract	\$5,450	\$5,184	\$432
6210	Pool - Repairs	\$0	\$1,000	\$83
6400	Salaries Expense/Cleaning Contract - Clubhouse	\$5,000	\$7,200	\$600
7000	Utilities - Electric	\$16,000	\$15,000	\$1,250
7001	Utilities - Water/Sewer	\$3,000	\$1,300	\$108
7003	Gates - Cable/Telephone	\$1,000	\$1,200	\$100
7004	Gate/Pool Access Programming	\$0	\$850	\$71
7005	Clubhouse - Cable Cameras	\$0	\$1,500	\$125
7900	Delinquency Loss		\$61,440	\$5,120
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$168,316</b>	<b>\$500,164</b>	<b>\$41,680</b>
	<b>RESERVES</b>			
9100	Reserves	\$100,000	\$105,495	\$8,791
	<b>TOTAL RESERVES</b>	<b>\$100,000</b>	<b>\$105,495</b>	<b>\$8,791</b>
	<b>TOTAL EXPENSES</b>	<b>\$268,316</b>	<b>\$605,659</b>	<b>\$50,472</b>

**MONTHLY MAINTENANCE FEES FOR 2019 REMAIN AT \$212.00**