

**CHELSEA OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

**JANUARY 1, 2020 - DECEMBER 31, 2020 APPROVED BUDGET**

**236 UNITS**

<b>ACCT</b>	<b>REVENUE</b>	<b>2019 Annual</b>	<b>2020 PROPOSED Annual</b>	<b>2020 PROPOSED Monthly</b>
4010	Unit Maintenance Fees - 236 UNITS	\$600,384	\$600,384	\$50,032
4020	Unit Late Fees	\$1,000	\$1,000	\$83
4800	Other Income - Legal Reimbursement	\$3,000	\$3,000	\$250
4810	Other Income - Gate/Pool Access Reimbursement	\$400	\$400	\$33
4910	Subsequent Capital Contributions	\$875	\$3,000	\$73
	<b>TOTAL REVENUE</b>	<b>\$605,659</b>	<b>\$607,784</b>	<b>\$50,649</b>
	<b>OPERATING EXPENSES</b>			
5010	Admin/Notices/Clerical/Office	\$5,400	\$7,000	\$583
5005	Website Hosting	\$200	\$400	\$33
5020	Amendment Meetings	\$1,500	\$1,500	\$125
5025	Bank Charges/Coupons	\$2,000	\$1,800	\$150
5040	Storage Files	\$450	\$450	\$38
5045	Additional Administrative - Lawsuit	\$3,600	\$3,600	\$300
5300	Insurance - General Expires 09/25	\$110,000	\$95,000	\$7,917
5400	Lawn Service Contract	\$91,800	\$90,432	\$7,536
5410	Lawn Maintenance - Non-Contract - Plants/Sod Replacement	\$10,000	\$15,000	\$1,250
5415	Tree Trimming/Removal/Replacement	\$7,500	\$7,500	\$625
5425	Mulch	\$13,000	\$7,500	\$625
5430	Irrigation Repairs	\$20,000	\$7,500	\$625
5600	Lic/Permit Fees	\$400	\$280	\$23
5800	Management Fee	\$28,320	\$28,320	\$2,360
5810	Additional Manager Hourly	\$750	\$750	\$63
5900	Professional - Legal	\$60,000	\$100,000	\$8,333
5910	Professional - Tax / Audit	\$2,500	\$2,500	\$208
5930	Court Appearances - Manager	\$2,250	\$3,000	\$250
6100	Repair/Maintenance - General	\$1,000	\$1,000	\$83
6110	Repair/Maintenance - Common Area	\$2,500	\$500	\$42
6120	Repair/Maintenance - Buildings	\$5,000	\$9,829	\$819
6130	Repair/Maintenance - Clubhouse	\$5,000	\$1,000	\$83
6135	Repair/Maintenance - Clubhouse Equipment and Supplies	\$2,000	\$2,000	\$167
6140	Repair/Maintenance - Roads	\$8,000	\$500	\$42
6145	Repair/Maintenance - Pressure Washing	\$15,000	\$12,500	\$1,042
6160	Repair/Maintenance - Gate Maintenance	\$1,000	\$2,500	\$208
6170	Aquatic Maintenance Contract	\$2,820	\$3,300	\$275
6175	Repair/Maintenance - Wells	\$3,500	\$1,000	\$83
6200	Pool - Maintenance Contract	\$5,184	\$5,340	\$445
6210	Pool - Repairs	\$1,000	\$1,000	\$83
6400	Salaries Expense/Cleaning Contract - Clubhouse	\$7,200	\$6,202	\$517
7000	Utilities - Electric	\$15,000	\$17,000	\$1,417
7001	Utilities - Water/Sewer	\$1,300	\$2,000	\$167
7003	Gates - Cable/Telephone	\$1,200	\$1,200	\$100
7004	Gate/Pool Access Programming	\$850	\$446	\$37
7005	Clubhouse - Cable Cameras	\$1,500	\$1,000	\$83
7900	Delinquency Loss	\$61,440	\$61,440	\$5,120
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$500,164</b>	<b>\$502,289</b>	<b>\$41,857</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>\$600,164</b>	<b>\$607,784</b>	<b>\$50,649</b>

**MONTHLY MAINTENANCE FEES FOR 2020 REMAIN AT \$212.00**

approved 02/11/20