

CHELSEA OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
January 1, 2021 to December 2021 PROPOSED BUDGET

ACCT	REVENUE	2020 Annual	2021 Annual	2021 Monthly
4010	Unit Maintenance Fees - 236 UNITS @ \$212.00 Jan-Feb	\$600,384	\$100,064	\$50,032
4010	Unit Maintenance Fees - 236 UNITS @ \$244.00 Mar-Dec		\$575,840	\$57,584
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	\$1,513	\$126
4910	Subsequent Capital Contributions	\$3,000	\$3,650	\$304
	TOTAL REVENUE	\$607,784	\$685,067	\$57,089
	OPERATING EXPENSES			
5010	Admin/Notices/Clerical/Office	\$7,000	\$8,200	\$683
5005	Website Hosting	\$400	\$595	\$50
5020	Amendment Meetings	\$1,500	\$1,500	\$125
5025	Bank Charges/Coupons	\$1,800	\$1,770	\$148
5040	Storage Files	\$450	\$450	\$38
5045	Additional Administrative - Lawsuit	\$3,600	\$2,000	\$167
5300	Insurance - General Expires 09/25	\$95,000	\$75,000	\$6,250
5400	Lawn Service Contract	\$90,432	\$130,800	\$10,900
5410	Lawn Maintenance - Non-Contract - Plants/Sod Replacement	\$15,000	\$15,000	\$1,250
5415	Tree Trimming/Removal/Replacement	\$7,500	\$7,000	\$583
5425	Mulch	\$7,500	\$0	\$0
5430	Irrigation Repairs	\$7,500	\$7,500	\$625
5600	Lic/Permit Fees	\$280	\$280	\$23
5800	Management Fee	\$28,320	\$28,320	\$2,360
5810	Additional Manager Hourly	\$750	\$750	\$63
5900	Professional - Legal	\$100,000	\$100,000	\$8,333
5910	Professional - Tax / Audit	\$2,500	\$4,000	\$333
5930	Court Appearances - Manager	\$3,000	\$750	\$63
6100	Repair/Maintenance - General	\$1,000	\$2,500	\$208
6110	Repair/Maintenance - Common Area	\$500	\$2,500	\$208
6115	Repair/Maintenance - Roofs	\$0	\$12,500	\$1,042
6120	Repair/Maintenance - Buildings	\$9,829	\$5,000	\$417
6130	Repair/Maintenance - Clubhouse	\$1,000	\$1,000	\$83
6135	Repair/Maintenance - Clubhouse Equipment and Supplies	\$2,000	\$1,000	\$83
6140	Repair/Maintenance - Roads	\$500	\$3,000	\$250
6145	Repair/Maintenance - Pressure Washing	\$12,500	\$0	\$0
6160	Repair/Maintenance - Gate Maintenance	\$2,500	\$2,500	\$208
6170	Aquatic Maintenance Contract	\$3,300	\$3,400	\$283
6175	Repair/Maintenance - Wells	\$1,000	\$1,000	\$83
6200	Pool - Maintenance Contract	\$5,340	\$5,340	\$445
6210	Pool - Repairs	\$1,000	\$2,500	\$208
6400	Salaries Expense/Cleaning Contract - Clubhouse	\$6,202	\$6,202	\$517
7000	Utilities - Electric	\$17,000	\$15,200	\$1,267
7001	Utilities - Water/Sewer	\$2,000	\$2,000	\$167
7003	Gates - Cable/Telephone	\$1,200	\$1,075	\$90
7004	Gate/Pool Access Programming	\$446	\$445	\$37
7005	Clubhouse - Cable Cameras	\$1,000	\$0	\$0
7900	Delinquency Loss	\$61,440	\$61,440	\$5,120
	TOTAL OPERATING EXPENSES	\$502,289	\$512,517	\$42,710

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RESERVES

9005	Pooled Reserves			
9020	Reserves Roof Replacement - 18 Bldgs - Cassidy	\$88,017	\$0	\$0
9030	Reserves Roof Replacement - 29 Bldgs -Lennar	\$33,399	\$0	\$0
9040	Reserves Painting - 23 Bldgs - Cassidy	\$817	\$55,800	\$4,650
9080	Reserves Painting - 29 Bldgs - Lennar	\$1,374	\$116,750	\$9,729
9090	Reserves Streets/Mill and Pave	\$0	\$0	\$0
9100	Reserves Pool	\$9,083	\$0	\$0
	TOTAL RESERVES	\$132,690	\$172,550	\$14,379
	TOTAL EXPENSES	\$634,979	\$685,067	\$57,089