

CHELSEA OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
January 1, 2022 to December 2022 APPROVED BUDGET

ACCT	REVENUE	2021 Annual	2022 Annual	2022 Monthly
4010	Unit Maintenance Fees	\$675,904	\$691,008	\$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	\$1,513	\$1,500	\$125
4910	Subsequent Capital Contributions	\$3,650	\$4,000	\$333
	TOTAL REVENUE	\$685,067	\$700,508	\$58,376
	OPERATING EXPENSES			
5010	Admin/Notices/Clerical/Office	\$8,200	\$8,200	\$683
5005	Website Hosting	\$595	\$595	\$50
5020	Amendment Meetings	\$1,500	\$0	\$0
5025	Bank Charges/Coupons	\$1,770	\$1,800	\$150
5040	Storage Files	\$450	\$450	\$38
5045	Additional Administrative - Lawsuit	\$2,000	\$1,000	\$83
5300	Insurance - General Expires 09/25	\$75,000	\$118,000	\$9,833
5400	Lawn Service Contract	\$130,800	\$130,800	\$10,900
5410	Lawn Maintenance - Non-Contract - Plants/Sod Replacement	\$15,000	\$15,000	\$1,250
5415	Tree Trimming/Removal/Replacement	\$7,000	\$7,000	\$583
5425	Mulch	\$0	\$7,000	\$583
5430	Irrigation Repairs	\$7,500	\$5,000	\$417
5600	Lic/Permit Fees	\$280	\$280	\$23
5800	Management Fee - Jan - July	\$28,320	\$16,520	\$2,360
5800	Management Fee - Aug - Dec		\$14,160	\$2,832
5810	Additional Manager Hourly	\$750	\$600	\$50
5900	Professional - Legal	\$100,000	\$40,000	\$3,333
5910	Professional - Tax / Audit	\$4,000	\$4,000	\$333
5930	Court Appearances - Manager	\$750	\$1,000	\$83
6100	Repair/Maintenance - General	\$2,500	\$2,500	\$208
6110	Repair/Maintenance - Common Area	\$2,500	\$750	\$63
6115	Repair/Maintenance - Roofs	\$12,500	\$25,000	\$2,083
6120	Repair/Maintenance - Buildings	\$5,000	\$5,000	\$417
6130	Repair/Maintenance - Clubhouse	\$1,000	\$1,000	\$83
6135	Repair/Maintenance - Clubhouse Equipment and Supplies	\$1,000	\$1,000	\$83
6140	Repair/Maintenance - Roads	\$3,000	\$3,000	\$250
6145	Repair/Maintenance - Pressure Washing	\$0	\$0	\$0
6160	Repair/Maintenance - Gate Maintenance	\$2,500	\$4,000	\$333
6170	Aquatic Maintenance Contract	\$3,400	\$3,400	\$283
6175	Repair/Maintenance - Wells	\$1,000	\$1,000	\$83
6200	Pool - Maintenance Contract	\$5,340	\$5,604	\$467
6210	Pool - Repairs	\$2,500	\$2,500	\$208
6400	Salaries Expense/Cleaning Contract - Clubhouse	\$6,202	\$6,990	\$583
7000	Utilities - Electric	\$15,200	\$15,200	\$1,267
7001	Utilities - Water/Sewer	\$2,000	\$2,000	\$167
7003	Gates/Camera - Internet/Telephone	\$1,075	\$1,836	\$153
7004	Gate/Pool Access Programming	\$445	\$445	\$37
7900	Delinquency Loss	\$61,440	\$42,631	\$3,553
	TOTAL OPERATING EXPENSES	\$512,517	\$495,261	\$41,272
	RESERVES			
9005	Pooled Reserves	\$172,550	\$205,247	\$17,104
	TOTAL RESERVES	\$172,550	\$205,247	\$17,104
	TOTAL EXPENSES	\$685,067	\$700,508	\$58,376

APPROVED 12/15/2021