

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

**236**

**JANUARY 1, 2025 to DECEMBER 31, 2025 APPROVED BUDGET**

<b>ACCT</b>	<b>REVENUE</b>	<b>2024 Approved Annual</b>	<b>2025 Proposed Annual</b>	<b>2025 Monthly</b>	<b>2025 Per Unit/Mont</b>
4010	Unit Maintenance Fees	\$961,603	\$962,880	\$80,240	\$34
4005	Settlement Fees	\$0	\$0	\$0	
4020	Unit Late Fees	\$0	\$0	\$0	
4800	Other Income - Legal Reimbursement	\$7,000	\$3,874	\$323	
4810	Other Income - Gate/Pool Access Reimbursement	\$1,250	\$1,800	\$150	
4910	Subsequent Capital Contributions	\$2,750	\$2,500	\$208	
	<b>TOTAL REVENUE</b>	<b>\$972,603</b>	<b>\$971,054</b>	<b>\$80,921</b>	
	<b>OPERATING EXPENSES</b>				
5010	Admin/Notices/Clerical/Office	\$11,025	\$8,000	\$667	\$2.8
5015	Bank Charges/Coupons	\$2,091	\$2,000	\$167	\$0.7
5016	Storage Files	\$315	\$400	\$33	\$0.1
5017	Website Hosting and mandatory updates	\$595	\$1,410	\$118	\$0.5
5020	Amendment Meetings	\$0	\$0	\$0	\$0.0
5300	Insurance - General Expires 09/11	\$205,000	\$180,000	\$15,000	\$63.5
5400	Lawn Service Contract	\$137,647	\$174,000	\$14,500	\$61.4
5410	Lawn Maintenance - Non-Contract - Plants/Sod Replacement	\$15,000	\$10,000	\$833	\$3.5
5415	Tree Trimming/Removal/Replacement	\$12,500	\$7,500	\$625	\$2.6
5425	Mulch	\$2,500	\$0	\$0	\$0.0
5430	Irrigation Repairs	\$15,749	\$10,000	\$833	\$3.5
5600	Lic/Permit Fees	\$280	\$370	\$31	\$0.1
5800	Management Fee Exp. 07/25 - 30 day notice	\$33,984	\$33,984	\$2,832	\$12.0
5810	Additional Manager Hourly	\$800	\$1,000	\$83	\$0.3
5820	Lawsuit Settlement Fees	\$187,762	\$193,395	\$16,116	\$68.2
5900	Professional - Legal	\$8,000	\$6,000	\$500	\$2.1
5910	Professional - Tax / Audit	\$5,000	\$5,425	\$452	\$1.9
6100	Repair/Maintenance - General	\$2,500	\$7,500	\$625	\$2.6
6110	Repair/Maintenance - Common Area	\$750	\$1,000	\$83	\$0.3
6115	Repair/Maintenance - Roofs	\$12,500	\$12,500	\$1,042	\$4.4
6120	Repair/Maintenance - Buildings	\$5,000	\$5,000	\$417	\$1.7
6130	Repair/Maintenance - Clubhouse	\$500	\$2,000	\$167	\$0.7
6140	Repair/Maintenance - Roads	\$1,500	\$1,000	\$83	\$0.3
6145	Repair/Maintenance - Pressure Washing	\$4,500	\$5,000	\$417	\$1.7
6160	Repair/Maintenance - Gate Maintenance	\$4,000	\$5,000	\$417	\$1.7
6170	Aquatic Maintenance Contract	\$4,000	\$4,020	\$335	\$1.4
6180	Repair/Maintenance - Wells	\$500	\$1,000	\$83	\$0.3
6200	Pool - Maintenance Contract	\$7,800	\$7,800	\$650	\$2.7
6210	Pool - Repairs	\$1,500	\$1,500	\$125	\$0.5
6215	Repair/Maintenance - Clubhouse Equipment and Supplies	\$3,000	\$3,000	\$250	\$1.0
6220	Gate/Pool Access Programming	\$445	\$1,250	\$104	\$0.4
6400	Salaries Expense/Cleaning Contract - Clubhouse	\$7,200	\$7,200	\$600	\$2.5
7000	Utilities - Electric	\$21,000	\$21,000	\$1,750	\$7.4
7001	Utilities - Water/Sewer	\$1,800	\$1,800	\$150	\$0.6
7003	Gates/Camera - Internet/Telephone	\$2,700	\$5,000	\$417	\$1.7
7900	Delinquency Loss	\$8,160	\$0	\$0	\$0.0
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$727,603</b>	<b>\$726,054</b>	<b>\$60,505</b>	\$256.3
	<b>RESERVES</b>				
9005	Pooled Reserves	\$245,000	\$245,000	\$20,417	\$86.5
	<b>TOTAL RESERVES</b>	<b>\$245,000</b>	<b>\$245,000</b>	<b>\$20,417</b>	<b>\$86.5</b>
	<b>TOTAL EXPENSES</b>	<b>\$972,603</b>	<b>\$971,054</b>	<b>\$80,921</b>	<b>\$342.8</b>

Approved 12-9-24

The monthly maintenance fee remains \$340.00