

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

236

**JANUARY 1, 2024 to DECEMBER 31, 2024 APPROVED BUDGET**

<b>ACCT</b>	<b>REVENUE</b>	<b>Revised 2023 Annual</b>	<b>2024 Approved Annual</b>	<b>2024 Monthly</b>	<b>2024 Per Unit/Month</b>
4010	Unit Maintenance Fees	\$710,830	\$961,603	\$80,134	\$340
4005	Settlement Fees	\$122,720	\$0	\$0	
4020	Unit Late Fees	\$0	\$0	\$0	
4800	Other Income - Legal Reimbursement	\$8,000	\$7,000	\$583	
4810	Other Income - Gate/Pool Access Reimbursement	\$4,000	\$1,250	\$104	
4910	Subsequent Capital Contributions	\$4,500	\$2,750	\$229	
	<b>TOTAL REVENUE</b>	<b>\$850,050</b>	<b>\$972,603</b>	<b>\$81,050</b>	
	<b>OPERATING EXPENSES</b>				
5010	Admin/Notices/Clerical/Office	\$11,025	\$11,025	\$919	\$3.89
5017	Website Hosting	\$595	\$595	\$50	\$0.21
5020	Amendment Meetings	\$0	\$0	\$0	\$0.00
5015	Bank Charges/Coupons	\$4,182	\$2,091	\$174	\$0.74
5016	Storage Files	\$450	\$315	\$26	\$0.11
5045	Additional Administrative - Lawsuit	\$250	\$0	\$0	\$0.00
5300	Insurance - General Expires 09/11	\$140,000	\$205,000	\$17,083	\$72.39
5400	Lawn Service Contract	\$131,093	\$137,647	\$11,471	\$48.60
5410	Lawn Maintenance - Non-Contract - Plants/Sod Replacement	\$30,000	\$15,000	\$1,250	\$5.30
5415	Tree Trimming/Removal/Replacement	\$12,500	\$12,500	\$1,042	\$4.41
5425	Mulch	\$12,650	\$2,500	\$208	\$0.88
5430	Irrigation Repairs	\$3,000	\$15,749	\$1,312	\$5.56
5600	Lic/Permit Fees	\$280	\$280	\$23	\$0.10
5800	Management Fee Exp. 07/25 - 30 day notice	\$33,984	\$33,984	\$2,832	\$12.00
5810	Additional Manager Hourly	\$800	\$800	\$67	\$0.28
5820	Lawsuit Settlement Fees	\$122,720	\$187,762	\$15,647	\$66.30
5900	Professional - Legal	\$8,000	\$8,000	\$667	\$2.82
5910	Professional - Tax / Audit	\$5,000	\$5,000	\$417	\$1.77
5930	Court Appearances - Manager	\$0	\$0	\$0	\$0.00
6100	Repair/Maintenance - General	\$2,500	\$2,500	\$208	\$0.88
6110	Repair/Maintenance - Common Area	\$750	\$750	\$63	\$0.26
6115	Repair/Maintenance - Roofs	\$25,000	\$12,500	\$1,042	\$4.41
6120	Repair/Maintenance - Buildings	\$5,000	\$5,000	\$417	\$1.77
6130	Repair/Maintenance - Clubhouse	\$500	\$500	\$42	\$0.18
6215	Repair/Maintenance - Clubhouse Equipment and Supplies	\$3,000	\$3,000	\$250	\$1.06
6140	Repair/Maintenance - Roads	\$3,000	\$1,500	\$125	\$0.53
6145	Repair/Maintenance - Pressure Washing	\$4,500	\$4,500	\$375	\$1.59
6160	Repair/Maintenance - Gate Maintenance	\$4,000	\$4,000	\$333	\$1.41
6170	Aquatic Maintenance Contract	\$3,969	\$4,000	\$333	\$1.41
6180	Repair/Maintenance - Wells	\$500	\$500	\$42	\$0.18
6200	Pool - Maintenance Contract	\$7,200	\$7,800	\$650	\$2.75
6210	Pool - Repairs	\$1,500	\$1,500	\$125	\$0.53
6400	Salaries Expense/Cleaning Contract - Clubhouse	\$6,990	\$7,200	\$600	\$2.54
7000	Utilities - Electric	\$19,000	\$21,000	\$1,750	\$7.42
7001	Utilities - Water/Sewer	\$1,800	\$1,800	\$150	\$0.64
7003	Gates/Camera - Internet/Telephone	\$1,950	\$2,700	\$225	\$0.95
6220	Gate/Pool Access Programming	\$445	\$445	\$37	\$0.16
7900	Delinquency Loss	\$3,904	\$8,160	\$680	\$2.88
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$612,037</b>	<b>\$727,603</b>	<b>\$60,634</b>	\$256.92
	<b>RESERVES</b>				
9005	Pooled Reserves	\$238,013	\$245,000	\$20,417	\$86.51
	<b>TOTAL RESERVES</b>	<b>\$238,013</b>	<b>\$245,000</b>	<b>\$20,417</b>	<b>\$86.51</b>
	<b>TOTAL EXPENSES</b>	<b>\$850,050</b>	<b>\$972,603</b>	<b>\$81,050</b>	<b>\$343.43</b>

The monthly maintenance fee increases to \$340.00