

CHARTER RIDGE HOMEOWNERS ASSOCIATION			
Projected 2022 Operating Income and Expenses			
Proposed 2023 Operating Budget			
	Projected		Proposed
	TOTAL		2023
	2022		Budget
<u>INCOME</u>			
Total Dues Income	102,438		107,100
Reimbursements	106		
Total Income	102,544		107,100
<u>EXPENSES</u>			
Accounting	375		450
Alarm Monitoring	3,292		3,292
Bank Charges	50		
Cable TV	2,766		-
Electric-Entry	117		117
Insurance	30,962		35,293
Landscaping	5,932		5,000
Roof Repairs	10,081		9,000
Maintenance Ext- other	931		1,000
Maintenance Interior	1,300		1,500
Managemant Fee	10,800		12,000
Miscellaneous	-		
Legal And Professional Fees	-		1,000
Office Expense	246		250
Sewer	10,144		10,300
Snow Plowing Contract	6,600		7,200
Snow Shoveling Contract	3,450		4,500
Extra Snow Removal	1,623		6,000
Tree Treatment	2,908		2,600
Trash Removal	3,681		3,700
Water - Sprinkler	2,123		2,125
Window Cleaning	1,778		1,800
Total Expenses	99,159		107,127
Operating Income Over (Under) Expenses	3,385		(27)

Charter Ridge Expense Allocation
Year Ending September, 2023

Item	Annual Total	Unit Allocation											
		10	20	22	30	32	40	42	50	52	60	62	
Sq. Ft. %		14.95%	8.53%	8.53%	8.53%	8.53%	8.53%	8.53%	8.47%	8.47%	8.47%	8.47%	
Accounting	450	40.91	40.91	40.91	40.91	40.91	40.91	40.91	40.91	40.91	40.91	40.91	
Alarm Monitoring	3,292	299.27	299.27	299.27	299.27	299.27	299.27	299.27	299.27	299.27	299.27	299.27	
Entry Electric	117	10.64	10.64	10.64	10.64	10.64	10.64	10.64	10.64	10.64	10.64	10.64	
Insurance	35,293	5,276.30	3,010.49	3,010.49	3,010.49	3,010.49	3,010.49	3,010.49	2,987.55	2,987.55	2,987.55	2,987.55	
Landscaping	5,000	747.50	426.50	426.50	426.50	426.50	426.50	426.50	423.25	423.25	423.25	423.25	
Exterior Maint	1,000	149.50	85.30	85.30	85.30	85.30	85.30	85.30	84.65	84.65	84.65	84.65	
Contingency (27)													
Interior Maint	1,500	224.25	127.95	127.95	127.95	127.95	127.95	127.95	126.98	126.98	126.98	126.98	
Management Fee	12,000	1,090.91	1,090.91	1,090.91	1,090.91	1,090.91	1,090.91	1,090.91	1,090.91	1,090.91	1,090.91	1,090.91	
Office	250	22.73	22.73	22.73	22.73	22.73	22.73	22.73	22.73	22.73	22.73	22.73	
Roof Repairs	9,000	1,345.50	767.70	767.70	767.70	767.70	767.70	767.70	761.85	761.85	761.85	761.85	
Sewer	10,300	583.00	971.70	971.70	971.70	971.70	971.70	971.70	971.70	971.70	971.70	971.70	
Snow Plowing	7,200	1,076.40	614.16	614.16	614.16	614.16	614.16	614.16	609.48	609.48	609.48	609.48	
Snow Shoveling	4,500	672.75	383.85	383.85	383.85	383.85	383.85	383.85	380.93	380.93	380.93	380.93	
Snow Removal	6,000	897.00	511.80	511.80	511.80	511.80	511.80	511.80	507.90	507.90	507.90	507.90	
Trash Removal	3,700	553.15	315.61	315.61	315.61	315.61	315.61	315.61	313.21	313.21	313.21	313.21	
Tree Treatment	2,600	388.70	221.78	221.78	221.78	221.78	221.78	221.78	220.09	220.09	220.09	220.09	
Water--Sprinkler	2,125	317.69	181.26	181.26	181.26	181.26	181.26	181.26	179.88	179.88	179.88	179.88	
Window Cleaning	1,800	269.10	153.54	153.54	153.54	153.54	153.54	153.54	152.37	152.37	152.37	152.37	
Legal & Prof	1,000	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	
Total Annual	107,100	14,056.20	9,327.01	9,327.01	9,327.01	9,327.01	9,327.01	9,327.01	9,275.19	9,275.19	9,275.19	9,275.19	
Monthly	8,925	1,171	777	777	777	777	777	777	773	773	773	773	
Reserve Addition	21,384	252	153	153	153	153	153	153	153	153	153	153	
Total Monthly	1,423	930	930	930	930	930	930	930	926	926	926	926	