

CHARTER RIDGE HOMEOWNERS ASSOCIATION

Income and Expense Statements

Year Ending September 30, 2022

Operating Account					Asset Replacement Reserve	
	October 2018 thru July, 2019	TOTAL	Adjusted Budget	\$ Over (under) Budget		
INCOME					INCOME	
Operating Dues Income	79,080.00	102,468	102,438	30	Beginning Balance	64,279.65
Reimbursements	328.32	106		106	Dues Income	19,428.00
				-	Interest Income	403.65
Total Income	79,408.32	- 102,574	102,438	136	Total Income	84,111.30
EXPENSES					EXPENSES	
Accounting	400.00	375	450	(75)	Painting	8,000.00
Alarm Monitoring	2,469.00	3,292	3,589	(297)	Rock Wall	4,798.00
Bank Charges	3.00	50	-	50	Total Expenses	12,798.00
Cable TV	4,904.98	2,766	2,766	-		
Electric-Entry	97.32	129	200	(71)	Ending Balance	71,313.30
Insurance	19,143.50	30,962	31,000	(38)		
Landscaping	1,156.25	7,653	4,000	3,653		
Fire Mitigation		2,050	-	2,050		
Roof Repairs	2,845.00	10,080	9,000	1,080		
Maintenance Ext- other	2,072.26	3,291	2,000	1,291		
Maintenance Interior	395.00	1,300	1,500	(200)		
Managemant Fee	7,350.00	10,800	10,800	-		
Miscellaneous			(7)	7		
Legal And Professional Fees	192.50	-	1,000	(1,000)		
Office Expense	70.00	246	250	(4)		
Sewer	10,296.00	10,144	10,300	(156)		
Snow Plowing Contract	5,250.00	6,600	6,600	-		
Snow Shoveling Contract	2,850.00	3,450	3,450	-		
Extra Snow Removal	10,454.32	1,623	6,000	(4,377)		
Storage Unit	1,164.00	-	-	-		
Tree Maintenance		2,600	-	2,600		
Trash Removal	2,358.40	3,405	3,340	65		
Water - Sprinkler	661.05	1,710	1,100	610		
Window Cleaning	1,300.00	1,778	1,350	428		
Total Expenses	75,432.58	104,304	98,688	5,616		
Operating Income Over (Under)	3,975.74	- (1,730)	3,750	(5,480)		