

**Charon Pines 2024 Annual Meeting**  
**Annual Meeting April 2 , 2024**  
**2023 Expenses and PROPOSED Budget 2024**  
(Fiscal Year Calendar Year )

	Actuals Jan 1, 2023- Dec 31 2023	2023 Budget	(Under) Over Budget	Proposed 2024 Budget	(Decrease) Increase Per Year PROPOSED	
<b>INCOME</b>						
Dues	\$54,000	\$54,000	\$0	\$58,000	\$4,000.00	Dues at \$500/mth
Interest Income	=====	=====	=====	=====	=====	Increase by \$50/mth/unit beginning May 1 2024
Total Income	\$54,000	\$54,000	\$0	\$58,000	\$4,000.00	
<b>EXPENSES</b>						
				Annual		
405 Accounting Tax Prep	375.00	\$375	0	\$375	\$0.00	same
410 Bank Service Charges	120.00	\$120	\$0	\$120	\$0.00	same
Maintenance			\$0			
415.5 Waterproof Decks	3,120.00	\$3,120	\$0	\$800	\$0.00	Water proof #62 deck - reserve account
416 Exterior Painting	28,550.00	\$28,550	\$0	\$0	\$0.00	completed
417 Sealcoat Driveway	3,900.00	\$6,000	(\$2,100)	\$0	\$0.00	completed
418 Roof Replacement	89,050.00	\$89,050	\$0	\$0	\$0.00	completed
418.5 Siding Repairs				\$1,000	\$0.00	Siding Repairs - Reserve account
## Heat tape and gutter repairs				\$5,000	\$0.00	Heat tape and gutter repairs-Reserve Account
415 Misc Maintenance and Replac	0.00	\$0	\$0	\$1,000	\$1,000.00	increase for misc expenses
420 Cable and Internet	9,754.00	\$9,792	(\$38)	\$9,780	(\$12.00)	increased due to increased rates
427 Fire Prevention	2,285.00	\$3,000	(\$715)	\$2,200	(\$800.00)	decrease due to budget adjustment Includes chimney insps and weed whacking
435 Insurance	18,927.00	\$18,000	\$927	\$19,000	\$1,000.00	increased due to increased rates and costs
445 Legal Expense	2,057.00	\$1,000	\$1,057	\$500	(\$500.00)	decreased due to completed
455 Management Fees	8,400.00	\$8,400	\$0	\$9,600	\$1,200.00	increased due to increased rates and costs
470 Snow Removal	3,300.00	\$3,320	(\$20)	\$3,300	(\$20.00)	decreased due to same rate as 2023
475 Trash	5,961.00	\$5,580	\$381	\$6,000	\$420.00	increased due to increased rates and costs
405 Utilities	161.00	\$200	(\$39)	\$100	(\$100.00)	decreased due to capping the meter - not necessary
491 Sewer Breck Sanitation	6,048.00	\$5,796	\$252	\$6,100	\$304.00	increased rates
TOTAL	=====	=====	=====	=====	=====	=====
Total Expenses	182,008.00	\$182,303	(\$295)	\$64,875	\$2,492	overall 2023-24 budget change
TO RESERVE 2024				\$1,000	\$1,000	