

CHARTER RIDGE HOA

Profit & Loss Budget Overview

October 2025 through September 2026

	Oct '25 - Sep 26
Ordinary Income/Expense	
Income	
4020 · Dues Income	138,588.00
4030 · HOA Reimbursements	
4032 · Driveway Easement Income	660.00
Total 4030 · HOA Reimbursements	660.00
Total Income	139,248.00
Gross Profit	139,248.00
Expense	
6010 · Accounting	1,000.00
6020 · Alarm Monitoring	4,400.00
6070 · Electric-Entry	165.00
6090 · Insurance	52,000.00
6110 · Landscaping	5,000.00
6120 · Maintenance-Ext	
6123 · Tree spraying (Tree spraying)	4,725.00
6120 · Maintenance-Ext - Other	5,650.00
Total 6120 · Maintenance-Ext	10,375.00
6130 · Maintenance-Int	
6132 · Pump Annual Inspections	4,000.00
6130 · Maintenance-Int - Other	1,000.00
Total 6130 · Maintenance-Int	5,000.00
6140 · Management Fee	18,000.00
6150 · Miscellaneous	
6151 · Legal and Prof. Fees ()	10,000.00
Total 6150 · Miscellaneous	10,000.00
6160 · Office Expense	700.00
6190 · Sewer	11,448.00
6210 · Snow Plow Contract	
6215 · Snow Shovel Contract	6,000.00
6210 · Snow Plow Contract - Other	7,800.00
Total 6210 · Snow Plow Contract	13,800.00
6220 · Snow Removal (Roof and Heavy Equip)	2,000.00
6230 · Storage Unit	1,300.00
6260 · Tax (Taxes)	
6261 · Federal (Federal Tax)	100.00
Total 6260 · Tax (Taxes)	100.00
6280 · Trash Removal	4,600.00
6290 · Water	
6292 · Water--Sprinkler	2,400.00
Total 6290 · Water	2,400.00
6310 · Window Cleaning	2,300.00
Total Expense	144,588.00
Net Ordinary Income	-5,340.00
Other Income/Expense	
Other Income	
4025 · RESERVE Dues	24,984.00
Total Other Income	24,984.00
Other Expense	
7004.10 · Window Replace RESERVE (Broken window from Roof Construction)	790.00

	Oct '25 - Sep 26
7004.9 · Paint & Stucco touchup RESERVE	1,000.00
7004.7 · HOA Docs Rewrite RESERVE	7,000.00
7004.6 · 2026 Survey Plat Details RESERV (Update Survey)	3,000.00
Total Other Expense	11,790.00
Net Other Income	13,194.00
Net Income	7,854.00