

2021 Charbonneau Greens Townhome Assoc. Budget

Approved 11/18/2020

PROPOSAL		2021 Budget	Notes & Assumptions
INCOME	HOA Dues & Reserve Assessment	\$ 126,720	Dues = \$220/mth /home
	Misc. Income/ Late Fees	\$ 300	
	TOTAL INCOME	\$ 127,020	
EXPENSES			
LANDSCAPE	Misc. Landscape Expenses	\$ 3,952	
	Landscape Improvements	\$ 4,940	
	Irrigation Repairs	\$ 2,600	
	Landscape Contract	\$ 46,068	
	TOTAL LANDSCAPE	\$ 57,560	
POOL	Maint. Contract/Cleaning	\$ 3,000	
	Supplies/ Chemicals	\$ 1,500	
	Pool License	\$ 465	
	TOTAL POOL	\$ 4,965	
UTILITIES	Irrigation Water - Charb. Water Co.	\$ 5,700	
	City Water and Sewer	\$ 1,150	
	PGE	\$ 1,220	
	Gas	\$ 1,220	
	TOTAL UTILITIES	\$ 9,290	
ADMIN.	Bookkeeping	\$ 2,810	
	Tax Return Prep.	\$ 340	
	Postage	\$ 450	
	Office Expenses	\$ 300	
	D&O Liability Insurance	\$ 1,000	
	Subscriptions & Dues		
	General misc & Legal	\$ 1,200	
	Disaster Prep	\$ 400	
	TOTAL ADMINISTRATIVE	\$ 6,500	
	Operating Contingency	\$ 2,000	includes xmas party exp.pres wash and paint supply
	TOTAL OPERATING EXPENSES	\$ 80,315	
	Allocation to Reserve Fund	\$ 46,569	funds Reserves at required level
Reserves			per Reservre Study ('18) +\$2000
	Total Expenses & Reserve funding	\$ 126,884	
NET INCOME (LOSS)		\$ 136	if excess, transfer most to Reserves