

**2023 Charbonneau Green Townhome Association Budget**

	ITEM DESCRIPTION	2022 Budget	2023 Budget	Notes & Assumptions
				2022 dues were \$226/mth
				CPI increase 8.1% western region Oregon
<b>INCOME</b>	HOA Dues for Operating Expenses	\$ 83,357	\$ 85,245	We are limited to 4% on Operating Expenses
	Reserve Assessment	\$ 46,797	\$ 49,839	and we adopted a 6.5% Assessment for Reserves
	Misc. Income / Late Fees	\$ 300	\$ 300	
	<b>TOTAL INCOME</b>	<b>\$ 130,454</b>	<b>\$ 135,384</b>	<b>Total increase per property is \$10/month to \$236 for 2023</b>
<b>EXPENSES</b>				
<b>LANDSCAPE</b>	Misc. Landscape Expenses	\$ 4,950	\$ 4,850	These are the recommendations of our Landscape Committee
	Landscape Improvements	\$ 4,000	\$ 4,000	
	Irrigation Repairs	\$ 3,500	\$ 3,500	
	Landscape Contract	\$ 45,600	\$ 46,620	
	<b>TOTAL LANDSCAPE</b>	<b>\$ 58,050</b>	<b>\$ 58,970</b>	
<b>POOL</b>	Maint. Contract / Cleaning	\$ 3,000	\$ 3,000	submitted by our pool volunteers
	Supplies / Chemicals	\$ 1,600	\$ 1,750	
	Pool License	\$ 465	\$ 465	
	<b>TOTAL POOL</b>	<b>\$ 5,065</b>	<b>\$ 5,215</b>	
<b>UTILITIES</b>	Irrigation Water - Charb. Water Co.	\$ 6,830	\$ 7,460	Per Landscape Committee
	City Water and Sewer	\$ 1,185	\$ 1,338	rate increase 7.0% researched by Ann Higgins
	PGE	\$ 1,350	\$ 1,479	rate increase 5.6% "
	Gas	\$ 1,220	\$ 1,740	rate increase 16% "
	<b>TOTAL UTILITIES</b>	<b>\$ 10,585</b>	<b>\$ 12,017</b>	
<b>ADMIN.</b>	Bookkeeping	\$ 2,942	\$ 3,178	requesting CPI + of 8.1% (to \$265/mth)
	Tax Return Prep.	\$ 340	\$ 340	by CPA
	Postage	\$ 450	\$ 475	Stamps up to .60
	Office Expenses	\$ 300	\$ 250	
	D&O Liability Insurance	\$ 1,300	\$ 950	
	Legal, Website, Taxes, Misc.	\$ 2,425	\$ 2,450	includes annual Zoom meeting subscription
	Disaster Prep	\$ 400	\$ 400	may include pool signs and phone here
	Review of Financial Systems & Controls	\$ 500	\$ 500	meet with Ann, Rene and accounting advisor during transition
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 8,657</b>	<b>\$ 8,543</b>	
	<b>Operating Contingency</b>	<b>\$ 1,000</b>	<b>\$ 500</b>	
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 83,357</b>	<b>\$ 85,245</b>	
<b>RESERVE FD</b>	<b>Allocation to Reserve Fund</b>	<b>\$ 46,797</b>	<b>\$ 49,839</b>	funds Reserves at 6.5% level required per '22 Reserve Study
	<b>Total Expenses &amp; Reserve Funding</b>	<b>\$ 130,154</b>	<b>\$ 135,084</b>	= 3.7878% combined increase to \$235 per month per property
<b>NET INCOME (LOSS)</b>		<b>\$ 300</b>	<b>\$ 300</b>	if excess, transfer most to Reserves