

Chateau de Ville HOA 2022 Operating Budget Draft	Budget Jan-22	Budget Feb-22	Budget Mar-22	Budget Apr-22	Budget May-22	Budget Jun-22	Budget Jul-22	Budget Aug-22	Budget Sep-22	Budget Oct-22	Budget Nov-22	Budget Dec-22	Total 2022 Budget	2021 30-Sep	2020 30-Sep
Income															
5120 Periodic Assessments	20,210	20,210	20,210	20,210	20,210	20,210	20,210	20,210	20,210	20,210	20,210	20,210	242,520	181,890	165,252
5124 Storage Unit Income	50	50	50	50	50	50	50	50	50	50	50	50	600	405	805
5125 Estoppel Fee Income													-	3,300	
5130 One Time Assessment													-		17,672
Allowance For Uncollectable Dues	(210)	(210)	(210)	(210)	(210)	(210)	(210)	(210)	(210)	(210)	(210)	(210)	(2,520)		(1,907)
Total Income	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	20,050	240,600	185,595	181,822
Other Income															
5490 Interest Income	10	10	10	10	10	10	10	10	10	10	10	10	120	32	38
5910 Laundry & Vending Income	25	25	25	25	25	25	25	25	25	25	25	25	300	370	390
5920 NSF & Late Fees													-		155
5990 Miscellaneous Income	35	35	250	35	35	250	35	35	250	35	35	285	1,315	944	1,822
Total Other Income	70	70	285	70	70	285	70	70	285	70	70	320	1,735	1,346	2,405
TOTAL INCOME	20,120	20,120	20,335	20,120	20,120	20,335	20,120	20,120	20,335	20,120	20,120	20,370	242,335	186,941	184,227
EXPENSES															
Administrative Expense															
6310 Office Payroll	1,000	1,000	1,000	1,000	1,000	1,500	1,000	1,000	1,000	1,000	1,500	1,000	13,000	9,500	9,500
6311 Office & Admin Expenses	200	200	200	200	200	200	200	200	200	200	200	200	2,400	1,295	1,643
6320 Management Fee	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	28,200	21,150	21,150
6340 Legal Expenses	50	50	50	50	50	50	50	50	50	50	159	50	709	1,252	2,553
6351 Accounting Expenses		85				1,750							1,835	2,085	1,935
6360 High Speed Internet	160	160	160	160	160	160	160	160	160	160	160	160	1,920	1,839	1,230
Total Administrative Expense	3,760	3,845	3,760	3,760	3,760	6,010	3,760	3,760	3,760	3,760	4,369	3,760	48,064	37,121	38,010
Utilities Expense															
6450 Electric	790	1,034	853	832	673	875	875	875	875	875	875	875	10,307	8,038	7,690
6451 Water/Sewer	2,878	3,329	2,836	3,273	3,611	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,927	32,469	31,020
Total Utilities Expense	3,668	4,362	3,688	4,106	4,284	3,875	3,875	3,875	3,875	3,875	3,875	3,875	47,234	40,507	38,710
Operations & Maintenance Exp															
6510 General Maintenance Contract	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	31,485	23,612
6511 General Maintenance Supplies	200	200	200	200	150	200	150	150	200	150	150	200	2,150	2,038	1,419
6519 Pest Control	104	104	104	104	104	104	104	104	104	104	104	104	1,248	1,224	936
6520 Termite Bond	3,000												3,000	3,000	3,000
6525 Garbage Collection	130	130	130	130	130	130	130	130	130	130	130	130	1,560	835	1,115
6527 Plumbing Expense	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,573	3,375
6530 Water Extraction															
6537 Grounds Maintenance	895	895	895	895	895	895	895	895	895	895	895	895	10,740	7,785	8,950
6540 Maintenance Payroll	1,400	1,400	1,400	1,400	1,400	1,400	2,100	1,400	1,400	1,400	1,400	2,100	18,200	5,610	6,758
6545 Roof Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3,000	15,363	14,164
6547 Pool and Spa Expenses	550	550	550	550	550	550	550	550	550	550	550	550	6,600	4,900	4,530
6549 Security Camera Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000	2,117	2,417
Total Operations & Maintenance Exp	8,079	5,079	5,079	5,079	5,029	5,079	5,729	5,029	5,079	5,029	5,029	5,779	65,098	77,931	70,275

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Taxes and Insurance															
6711 Payroll Taxes & Benefits	335	335	335	335	335	405	432	335	335	335	405	432	4,352	1,906	1,922
6719 Miscellaneous Taxes License	376		61		250								687	693	749
6720 Insurance-Property/Flood	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	45,600	35,700	29,700
6722 Insurance-Work Comp	100	100	100	100	100	100	100	100	100	100	100	200	1,300	440	604
													-		
Total Taxes and Insurance	4,611	4,235	4,296	4,235	4,485	4,305	4,332	4,235	4,235	4,235	4,305	4,432	51,940	38,740	32,974
Capital Improvements															
7000 Landscaping Capital													-		
7001 Electrical Capital														3,947	
9010 Transfer to Reserves	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	6,532	15,480
9015 Transfer From Reserves													-	5,000	16,000
Total Capital Improvements	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	1,532	(520)
TOTAL EXPENSES	22,618	20,021	19,323	19,679	20,058	21,769	20,196	19,399	19,449	19,399	20,078	20,346	242,336	199,778	179,449
NET INCOME (LOSS)	(2,498)	99	1,012	441	62	(1,434)	(76)	721	886	721	42	24	(0)	(12,837)	4,778
PER UNIT PER MONTH	Actual Expense Per Unit												\$217.07		