

Chateau in the Pines Homeowners Association, Inc.						
Proposed Budget from January 1, 2021 through December 31, 2021						
(based on 60 homes)						
INCOME:		ACTUAL	ACTUAL	Anticipated YE	Approved	Proposed
		2019	8/31/2020	12/31/2020	2020	2021
Assessment Income		111,445	74400	111,600	111,600	118,800
Late/NSF Fees		30	120	120	100	100
CP II Assessment Income		8207	3602	11022	10000	10000
Pool key deposits		250	300	350		200
Misc Income			185	180		120
Prior year carry forward			0	77323	78977	54306
Total Income		\$119,932	\$78,607	\$200,595	\$200,677	\$183,526
EXPENSES:						
General, Administration & Professional						
Taxes & Licenses (combined)		907	411	411	411	411
Management Fees		9360	6292	9360	9360	11160
Office & Postage		1523	1045	1678	2400	1800
Bank charges		275	89	120	24	96
Meeting Room Rental		0	35	70	280	0
Accounting		250	0	250	500	500
Bad Debt (1)		1567	0	0	3720	1860
Legal		2984	1765	4000	5000	7200
Repairs & Maintenance						
Repair/Replace Mulch/Sod		0	3580	3580	6000	5000
Maintenance Supplies		0	1955	2400	1200	2400
Locks/Keys/Signs		63	0	70	600	120
Grounds Service Contract		0	11590	16530	15000	15000
Tree Trimming		0	775	1200	2400	2400
General Repair & Maint		11623	13898	12748	12000	4800
Maintenance/Cleaning Contract		0	0	0	3696	4800
Pool Maintenance & Repairs		0	1521	1600	1200	1200
Pool Service Contract		0	3040	4560	4560	4560
Contingency		0	0	2400	30000	7200
Drainage						9600
Insurance		60,170	31289	46914	64,800	54,000
Utilities						
Sanitation/Trash Removal		7502	5663	8506	7200	8640
Electric		8008	5411	8138	7980	8400
Water/Sewer		915	336	513	720	600
Reserve Contribution		0	14161	21241	21241	31241
Grand Total Expenses		105147	102856	146289	200292	182988
Surplus (Deficit)				54,306	385	538
Annual Maintenance Fee		1860		1860	1860	\$1,980
Monthly Maintenance Fee		\$155		\$155	\$155	\$165
Proposed Reserve Schedule						
January 1, 2021 through December 31, 2021						
Item	Est. Life	Rem. Life	Est. Cost	Bal. 1/1/21	Assess	
Pool Facility	10		100,000	44,831	13,793	
Roads (sealing)	5		13,000	15,519	0	
Roads (repave)	30		180,000	22,967	17,448	

[illegible]