Chateau in the Pines Homeowners Association, Inc.					
Approved Budget from January 1, 2022 through December 31, 2022					
(based on 60 homes)					
INCOME:	**ACTUAL 2020**	**ACTUAL 7/31/2021**	**Anticipated YE 12/31/2021**	**Approved 2021**	**Approved 2022**
Assessment Income	111,600	69300	118,800	118,800	118,800
Late/NSF Fees	150	30	30	100	100
CP II Assessment Income	7420	7927	14000	10000	12000
Pool key deposits	425	250	300	200	200
Misc Income	185	0	0	120	0
Prior year carry forward	72618	0	49816	54306	20521
Total Income	**$192,398**	**$77,507**	**$182,946**	**$183,526**	**$151,621**
EXPENSES:					
General, Administration & Professional					
Taxes & Licenses (combined)	917	411	411	411	411
Management Fees	9412	6510	11160	11160	11160
Office & Postage	2067	700	1200	1800	1200
Bank charges	97	44	60	96	72
Meeting Room Rental	35	0	0	0	0
Accounting	285	2000	2000	500	500
Bad Debt (1)	0	0	0	1860	0
Legal	7786	4441	7600	7200	5000
Repairs & Maintenance					
Repair/Replace Mulch/Sod	3,580	0	1200	5000	600
Maintenance Supplies	1955	1860	3180	2400	1800
Locks/Keys/Signs	0	119	70	120	60
Grounds Service Contract	16530	8645	14820	15000	15000
Tree Trimming	775	340	5760	2400	1200
General Repair & Maint	21386	5276	9000	4800	840
Maintenance/Cleaning Contract	0	0	0	4800	4800
Pool Maintenance & Repairs	1992	156	480	1200	500
Pool Service Contract	4560	2660	4560	4560	4788
Contingency	475	500	1200	7200	480
Insurance	27,346	49814	49814	54,000	53,700
Utilities					
Santitation/Trash Removal	8464	5705	9780	8640	9792
Electric	8148	4774	8184	8400	8196
Water/Sewer	463	403	690	600	720
Reserve Contribution	21241	18224	31241	31241	30792
Grand Total Expenses	137514	112582	162410	173388	151611
Surplus (Deficit)			20,521	538	10
Annual Maintenance Fee	1860		1980	1980	$1,980
Monthly Maintenance Fee	$155		$165	**$165**	**$165**

Proposed Reserve Schedule					
January 1, 2022 through December 31, 2022					
Item	Est. Life	Rem. Life	Est. Cost	Bal. 1/1/22	Assess
Pool Facility	10	4	100,000	58,624	10,344
Roads (sealing)	5	2	13,000	15,519	0
Roads (repave)	30	8	180,000	40,415	17,448
Drainage	30	5	15,000	0	3,000
Totals				$62,076	$30,792