Chateau in the Pines Homeowners Association, Inc.							
Approved Budget from January 1, 2023 through December 31, 2023							
(based on 60 homes)							
INCOME:			**ACTUAL**	**ACTUAL**	**Anticipated YE**	**Approved**	**Proposed**
			2021	**7/31/2022**	**12/31/2022**	**2022**	**2023**
Assessment Income			118,800	69795	118,800	118,800	154,800
Late/NSF Fees			556	265	300	100	100
CP II Assessment Income			10224	1894	8700	12000	9000
Pool key deposits			250	200	300	200	200
Misc Income			0	0	0	0	0
40B Insurance Claim Funds			16057				
Prior year carry forward			0	33842	33842	20521	3004
Total Income			**$145,887**	**$105,996**	**$161,942**	**$151,621**	**$167,104**
EXPENSES:							
General, Administration & Professional							
Taxes & Licenses (combined)			1063	411	411	411	411
Management Fees			11160	6510	11160	11160	11880
Office & Postage			1547	991	1700	1200	1800
Bank charges			69	14	24	72	36
Meeting Room Rental			0	0	0	0	0
Accounting			2000	2000	2000	500	2000
Bad Debt (1)/Mgmt Admin fee			-150	0	0	0	0
Legal			4916	-3425	1200	5000	3600
Repairs & Maintenance							
Repair/Replace Mulch/Sod			0	65	120	600	180
Maintenance Supplies			1872	0	500	1800	500
Locks/Keys/Signs			119	153	180	60	72
Grounds Service Contract			14820	8645	14820	15000	18000
Tree Trimming			5760	0	1200	1200	1200
Maintenance (Gen R&M/Contract)			9026	4950	8485	840	7200
Maintenance/Cleaning Contract (combined			0	0	0	4800	0
Pool Maintenance & Repairs			416	585	720	500	720
Pool Service Contract			4638	2800	4800	4788	5000
Drainage			0	0	0	0	0
Contingency			518	0	360	480	3600
Insurance			49,814	33561	52279	53,700	64,000
Utilities							
Santitation/Trash Removal			10077	3656	6268	9792	6300
Electric			8119	5377	9218	8196	9204
Water/Sewer			583	254	435	720	600
Reserve Contribution			31241	17962	30792	30792	30792
Grand Total Expenses			157608	84509	146672	151611	167095
Surplus (Deficit)					3,004	10	9
Annual Maintenance Fee			1860		1980	1980	$2,580
Monthly Maintenance Fee			$165		$165	**$165**	**$215**

Proposed Reserve Schedule January 1, 2023 through December 31, 2023						
Item	Est. Life	Rem. Life	Est. Cost	Bal. 1/1/22	Assess	
Pool Facility	10	3	100,000	68,968	10,344	
Roads (sealing)	5	1	13,000	15,519	0	
Roads (repave)	30	7	180,000	57,863	17,448	
Drainage	30	4	15,000	3,000	3,000	
Totals				$145,350	$30,792	