Chateau in the Pines Homeowners Association, Inc.						
Approved Budget from January 1, 2020 through December 31, 2020						
(based on 60 homes)						
INCOME:			**ACTUAL**	**Anticipated YE**	**Approved**	**Approved**
			8/31/2019	**12/31/2019**	**2019**	**2020**
Assessment Income			74245	111,600	111,600	111,600
Late Fees			194	194	100	100
CP II Assessment Income			7430	11145	5000	10000
Pool key deposits			150	150		0
Prior year carry forward			85059	85059		78977
Total Income			**$167,078**	**$208,148**	**$116,700**	**$200,677**
EXPENSES:						
General, Administration & Professional						
Taxes & Licenses (combined)			411	411	1012	411
Management Fees			6240	9360	9360	9360
HOA Supplies					0	0
Office & Postage			1286	1929	0	2400
Printing/Mailout			0	0	800	0
Bank charges			215	215	0	24
Meeting Room Rental			140	210	70	280
Accounting			250	250	400	500
Bad Debt (2)			1567	1567		3720
Legal			1551	2327	2000	5000
Repairs & Maintenance						
Repair/Replace Mulch/Sod			0	0	3300	6000
Maintenance Supplies			353	600	600	1200
Locks/Keys/Signs			63	63	258	600
Grounds Service Contract			6840	14820	15000	15000
Tree Trimming			300	1200	3000	2400
General Repair & Maint			5629	8261	7200	12000
Cleaning Contract			0	0	0	3696
Pool Maintenance & Repairs			512	1600	1200	1200
Pool Service Contract			3040	4560	3100	4560
Contingency			975	2400	16000	30000
Insurance			60170	60170	36,000	64,800
Utilities						
Santitation/Trash Removal			4708	7062	7100	7200
Electric			5317	7976	6200	7980
Water/Sewer			393	590	500	720
Reserve Contribution			3600	3600	3600	21241
Grand Total Expenses			103560	129171	116700	200292
Surplus (Deficit)				78,977	0	385
Annual Maintenance Fee				1860	1860	1860
Monthly Maintenance Fee				$155	**$155**	**$155**
Proposed Reserve Schedule						
January 1, 2020 through December 31, 2020						
Item	Est. Life	Rem. Life	Est. Cost	Bal. 1/1/20	Assess	
Pool Facility	10	5	100,000	31,038	13,793	
Roads (sealing)	5	4	13,000	15,519	0	
Roads (repave)	30	10	90,000	15,519	7,448	
Totals				$62,076	$21,241	
