

CHOA
2025 P&L Budget by Month
January - December 2025

	2025	2025												
	Full Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income														
Monthly Assessments	300,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000
Quarterly Assessments	12,000	3,000	-	-	3,000	-	-	3,000	-	-	3,000	-	-	12,000
Total Income	312,000	28,000	25,000	25,000	28,000	25,000	25,000	28,000	25,000	25,000	28,000	25,000	25,000	312,000
Expenses														
Building Maintenance														-
Carpentry - Wages	23,000	-	-	-	3,500	3,500	3,500	3,500	3,000	3,000	3,000	-	-	23,000
Materials/Repairs/Replace	11,000			1,500	1,500	1,500	1,500	1,500	1,500	1,000	1,000			11,000
WC Insurance	3,400			3,400										3,400
Total Carpentry	37,400	-	-	4,900	5,000	5,000	5,000	5,000	4,500	4,000	4,000	-	-	37,400
Cement Repair	2,000	-	-					500	500	500	500	-	-	2,000
Chimney Repair	7,000	-				3,500	3,500							7,000
Driveway Maintenance	4,000	-						-	4,000					4,000
Gutter Cleaning	2,700	-										2,700		2,700
Gutters	1,700	-				425	425	425	425					1,700
Roof Repair	-	-												-
Snow Removal	18,000	4,175	4,175	4,175								1,300	4,175	18,000
Total Building Maintenance	72,800	4,175	4,175	9,075	5,000	8,925	8,925	5,925	9,425	4,500	4,500	4,000	4,175	72,800
Ground Maintenance														
General Ground Maintenance	27,500	-	-	3,050	3,050	3,060	3,060	3,060	3,060	3,060	3,050	3,050	-	27,500
Grub Control/Fertilizer	3,500	-	-	-	-	-	2,000	-	-	1,500	-	-	-	3,500
Lawn Replacement	6,000	-	-	-	-	3,000	-	-	-	2,000	1,000	-	-	6,000
Miscellaneous/Emergencies	7,500	-	750	750	750	750	750	750	750	750	750	750	-	7,500
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Power Rake/aeration/overseed	7,000	-	-	-	-	3,500	-	-	-	-	3,500	-	-	7,000
Shrub removal/ replacement	7,500	-	-	-	2,000	1,000	1,000	-	-	1,000	2,500	-	-	7,500
Tree Removal	20,000	-	-	1,000	2,000	2,000	2,000	2,000	3,000	3,000	3,000	2,000	-	20,000
Tree Spray	350	-	-	-	-	-	-	150	-	-	200	-	-	350
Ash Tree Treatments	7,500							7,500						7,500
Total Ground Maintenance	86,850	-	750	4,800	7,800	13,310	8,810	13,460	6,810	11,310	14,000	5,800	-	86,850
Insurance and Administration														
Annual Meeting/Picnic	200	-	-	-	-	-	-	-	-	100	-	-	100	200
Bank Charges & Fees	500	40	40	40	40	40	40	40	40	40	40	50	50	500
Financial Software	1,120	90	90	90	90	90	90	95	95	95	95	100	100	1,120
Insurance	6,000	1,200	1,500	-		-	3,300	-	-	-	-	-	-	6,000
Office Supplies	300	-	100	-	-	-	100	-	-		-	-	100	300
Rent for Storage	900	75	75	75	75	75	75	75	75	75	75	75	75	900
Total Insurance and Administration	9,020	1,405	1,805	205	205	205	3,605	210	210	310	210	225	425	9,020
Income Tax Expense (Deducted)	4,000				4,000									4,000
Interest Income (Added)	5,000	300	300	350	350	400	400	400	500	500	500	500	500	5,000
Net Income before Capital Items	144,330	22,720	18,570	11,270	11,345	2,960	4,060	8,805	9,055	9,380	9,790	15,475	20,900	144,330
Capital items against Reserve														
Stoop repair	10,000							5,000	5,000					10,000
Retention Walls	48,000				8,000	8,000	8,000	8,000	8,000	8,000				48,000
Coach Lights	75,000						25,000	50,000						75,000
Total Capital Expenses	133,000	-	-	-	8,000	8,000	33,000	63,000	13,000	8,000	-	-	-	133,000
Net Income after Reserve items	11,330	22,720	18,570	11,270	3,345	(5,040)	(28,940)	(54,195	(3,945)	1,380	9,790	15,475	20,900	11,330