

**Chateau Foret HOA**  
**Budget Overview**  
October 2018 - September 2019

	<b>Total</b>
<b>Income</b>	
Monthly Assessments	345,600.00
Other Income & Fees	2,500.00
Laundry Utilities Reimbursement	1,500.00
<b>Total Other Income &amp; Fees</b>	<b>\$ 4,000.00</b>
<b>Total Income</b>	<b>\$ 349,600.00</b>
<b>Gross Profit</b>	<b>\$ 349,600.00</b>
<b>Expenses</b>	
<b>Administrative</b>	
Bank Charges	36.00
Consultation Fees	2,500.00
Copies & Postage	2,500.00
Insurance	24,400.00
Management Fees	29,200.00
<b>Professional Services</b>	
Accounting Fees	2,000.00
Legal Fees	20,000.00
Reserve Study	2,500.00
<b>Total Professional Services</b>	<b>\$ 24,500.00</b>
Taxes & Licensing	625.00
<b>Total Administrative</b>	<b>\$ 83,761.00</b>
<b>Common Area Maintenance</b>	
Building Repairs	1,000.00
Common Area Expense	4,500.00
Landscaping	3,600.00
Landscaping - Basic Contract	18,300.00
Landscaping - Sprinklers Repair	2,000.00
Lighting Repair & Maintenance	1,000.00
On-Site Maintenance	36,750.00
Pest Control	1,200.00
Pool Maintenance & Repairs	6,000.00
Roofing	1,000.00
Snow Removal	6,000.00
Snow Removal-Salt & Ice Melt	1,500.00
Supplies	2,136.00
Tree Maintenance	2,500.00
<b>Total Common Area Maintenance</b>	<b>\$ 87,486.00</b>
<b>Reserve Transfers</b>	
Transfer to Reserve	95,429.00
<b>Total Reserve Transfers</b>	<b>\$ 95,429.00</b>
<b>Utilities</b>	
Electricity	9,000.00

Gas		8,900.00
Sewer		36,024.00
Waste Removal		9,000.00
Water		20,000.00
<b>Total Utilities</b>	<b>\$</b>	<b>82,924.00</b>
<b>Total Expenses</b>	<b>\$</b>	<b>349,600.00</b>
<b>Net Operating Income</b>	<b>\$</b>	<b>0.00</b>
<b>Other Income</b>		
<b>Reserve Capital Income</b>		
Interest Income		50.00
<b>Total Reserve Capital Income</b>	<b>\$</b>	<b>50.00</b>
Reserve Transfer from Operating		95,429.00
<b>Total Other Income</b>	<b>\$</b>	<b>95,479.00</b>
<b>Other Expenses</b>		
Reserve Account Funding		62,508.00
<b>Reserve Capital Expenses</b>		
Concrete Repairs & Maintenance		9,471.00
Deck Repairs		6,000.00
Landscaping Infrastructure		10,000.00
Sprinkler Repair		2,000.00
Tree Removal and Replace		4,500.00
Water Heaters		1,000.00
<b>Total Reserve Capital Expenses</b>	<b>\$</b>	<b>32,971.00</b>
<b>Total Other Expenses</b>	<b>\$</b>	<b>95,479.00</b>
<b>Net Other Income</b>	<b>\$</b>	<b>0.00</b>
<b>Net Income</b>	<b>\$</b>	<b>0.00</b>

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