

**Carriages at Charleston Place
2007 Budget Proposal**
with comparison to 2006 Budget and Projected Expenses

	<u>Budget 06</u>	<u>Proj. 06</u>	<u>Budget 07</u>	<u>Comments</u>
Income				
3001 · Total Income				
3010 · Assessments	158,400.00	158,400.00	166,080.00	Increase to \$173 per month
3050 · Operating Account Interest	50.04	130.00	200.00	
3060 · Reserve Account Interest	999.96	1,800.00	8,000.00	Increased returns on Reserve funds
3080 · Fines/Late Fees	150.00	160.00	150.00	
3300 · Insurance Recoveries	0.00	37,471.97	0.00	
3400 · Misc. Income	50.04	0.00	0.00	
3450 · Reserve Transfer	-35,580.00	-35,580.00	-35,580.00	
3451 · Reserve Interest Transfer	-999.96	-1,800.00	-8,000.00	
Total 3001 · Total Income	<u>123,070.08</u>	<u>160,581.97</u>	<u>130,850.00</u>	
Total Income	123,070.08	160,581.97	130,850.00	
Expense				
4010 · Landscape Maintenance				
4011 · Landscape Contract	22,189.92	22,650.00	23,625.00	CPI increase
4012 · Plant Maintenance	600.00	873.44	2,541.00	
4013 · Misc. Landscape Maint.	3,600.00	2,000.00	1,184.00	
4014 · Snow Removal	8,200.00	7,000.00	6,265.00	
4015 · Street Sweeping	0.00	0.00	0.00	
4016 · Tree Maintenance	999.96	600.00	800.00	
Total 4010 · Landscape Maintenance	<u>35,589.88</u>	<u>33,123.44</u>	<u>34,415.00</u>	
4030 · Utilities				
4031 · Water/Waste Water	7,500.00	13,600.00	11,172.00	Manage irrigation more carefully
4032 · Electricity	1,700.04	1,700.04	1,514.00	
4034 · Trash Removal	7,800.00	7,900.00	7,900.00	
Total 4030 · Utilities	<u>17,000.04</u>	<u>23,200.04</u>	<u>20,586.00</u>	
4050 · Maintenance				
4051 · Painting	8,499.96	7,600.00	12,600.00	Painting moved from Reserves
4052 · Stucco Repair	0.00	0.00	0.00	
4054 · Gutter Repair	2,250.00	2,000.00	2,252.00	
4055 · Light Repair	999.96	300.00	143.00	
4057 · Street Repair	399.96	0.00	0.00	
4058 · Concrete Repair	399.96	0.00	0.00	
4059 · Roof Repair	499.92	0.00	296.00	
4060 · Irrigation Repair	3,499.92	2,500.00	3,322.00	
4061 · Fire Hydrant Testing	250.00	250.00	388.00	
4065 · Misc. Maintenance	2,899.92	13,500.00	2,200.00	High actual due to water main break
Total 4050 · Maintenance	<u>19,699.60</u>	<u>26,150.00</u>	<u>21,201.00</u>	
4080 · Administration				
4081 · Management Fee	12,000.00	13,400.00	16,200.00	Higher fees for new management
4082 · Legal Fees	750.00	0.00	1,950.00	
4083 · Audit/Tax Preparation	1,500.00	1,000.00	1,256.00	
4084 · Bank Charges	0.00	105.00	0.00	
4085 · Postage and Copies	1,200.00	1,500.00	1,700.00	Provides for SB 100 expenses

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4087 · Meeting Expense	300.00	125.00	240.00	Use of alternate sites will increase
4088 · Misc. Admin. Expense	3,020.04	1,800.00	2,600.00	Includes web site
Total 4080 · Administration	18,770.04	17,930.00	23,946.00	
4100 · Insurance/Taxes				
4101 · Casualty/Liability	25,950.00	26,000.00	28,921.00	
4102 · Workmens Comp.	350.00	350.00	350.00	
4103 · Professional Liability	3,700.00	925.00	925.00	
4104 · Income Tax	200.04	60.00	6.00	
Total 4100 · Insurance/Taxes	30,200.04	27,335.00	30,202.00	
4200 · Contingency	1,809.96	32,843.49	500.00	High actuals due to water main break
Total Expense	123,089.56	160,581.97	130,850.00	
Net Income	0.52	0.00	0.00	