

**CHARTER RIDGE HOMEOWNERS ASSOCIATION**

**Income and Expense Statements**

**Year Ending September 30, 2022**

| <b>Operating Account</b>             |                |                        |                               | <b>Asset Replacement Reserve</b> |                  |
|--------------------------------------|----------------|------------------------|-------------------------------|----------------------------------|------------------|
|                                      | <b>TOTAL</b>   | <b>Adjusted Budget</b> | <b>\$ Over (under) Budget</b> |                                  |                  |
| <b><u>INCOME</u></b>                 |                |                        |                               | <b><u>INCOME</u></b>             |                  |
| Operating Dues Income                | 102,468        | 102,438                | 30                            | Dues Income                      | 19,428.00        |
| Reimbursements                       | 106            |                        | 106                           | Interest Income                  | 403.65           |
|                                      |                |                        | -                             |                                  |                  |
| <b>Total Income</b>                  | <b>102,574</b> | <b>102,438</b>         | <b>136</b>                    | <b>Total Income</b>              | <b>84,111.30</b> |
| <b><u>EXPENSES</u></b>               |                |                        |                               | <b><u>EXPENSES</u></b>           |                  |
| Accounting                           | 375            | 450                    | (75)                          | Painting                         | 8,000.00         |
| Alarm Monitoring                     | 3,292          | 3,589                  | (297)                         | Rock Wall                        | 4,798.00         |
| Bank Charges                         | 50             | -                      | 50                            |                                  |                  |
| Cable TV                             | 2,766          | 2,766                  | -                             | <b>Total Expenses</b>            | <b>12,798.00</b> |
| Electric-Entry                       | 129            | 200                    | (71)                          |                                  |                  |
| Insurance                            | 30,962         | 31,000                 | (38)                          | Ending Balance                   | 71,313.30        |
| Landscaping                          | 7,653          | 4,000                  | 3,653                         |                                  |                  |
| Fire Mitigation                      | 2,050          | -                      | 2,050                         |                                  |                  |
| Roof Repairs                         | 10,080         | 9,000                  | 1,080                         |                                  |                  |
| Maintenance Ext- other               | 3,291          | 2,000                  | 1,291                         |                                  |                  |
| Maintenance Interior                 | 1,300          | 1,500                  | (200)                         |                                  |                  |
| Managemant Fee                       | 10,800         | 10,800                 | -                             |                                  |                  |
| Miscellaneous                        |                | (7)                    | 7                             |                                  |                  |
| Legal And Professional Fees          | -              | 1,000                  | (1,000)                       |                                  |                  |
| Office Expense                       | 246            | 250                    | (4)                           |                                  |                  |
| Sewer                                | 10,144         | 10,300                 | (156)                         |                                  |                  |
| Snow Plowing Contract                | 6,600          | 6,600                  | -                             |                                  |                  |
| Snow Shoveling Contract              | 3,450          | 3,450                  | -                             |                                  |                  |
| Extra Snow Removal                   | 1,623          | 6,000                  | (4,377)                       |                                  |                  |
| Storage Unit                         | -              | -                      | -                             |                                  |                  |
| Tree Maintenance                     | 2,600          | -                      | 2,600                         |                                  |                  |
| Trash Removal                        | 3,405          | 3,340                  | 65                            |                                  |                  |
| Water - Sprinkler                    | 1,710          | 1,100                  | 610                           |                                  |                  |
| Window Cleaning                      | 1,778          | 1,350                  | 428                           |                                  |                  |
|                                      |                |                        |                               |                                  |                  |
| <b>Total Expenses</b>                | <b>104,304</b> | <b>98,688</b>          | <b>5,616</b>                  |                                  |                  |
|                                      |                |                        |                               |                                  |                  |
| <b>Operating Income Over (Under)</b> | <b>(1,730)</b> | <b>3,750</b>           | <b>(5,480)</b>                |                                  |                  |