

**CHARTER RIDGE HOMEOWNERS ASSOCIATION**

**Income and Expense Statements**

**Year Ending September 30, 2023**

Operating Account				Asset Replacement Reserve		
	TOTAL	Budget	\$ Over (under) Budget	Beginning Balance		71,313
<b><u>INCOME</u></b>				<b><u>INCOME</u></b>		
Operating Dues Income	107,100	107,100	0	Dues Income	21,384	
Reimbursements			0	Interest Income	2,030	
			0	Reimbursement	1,639	
<b>Total Income</b>	- 107,100	107,100	0	<b>Total Income</b>	25,053	
<b><u>EXPENSES</u></b>				<b><u>EXPENSES</u></b>		
Accounting	375	450	(75)	Driveway	32,760	
Alarm Monitoring	3,953	3,292	661			
Electric-Entry	139	117	22	<b>Total Expense</b>	32,760	
Insurance	35,644	35,293	351	<b>Net Income (Loss)</b>		(7,707)
Landscaping	4,884	5,000	(116)			
Roof Repairs	3,574	9,000	(5,426)	Balance 10/31/23		63,606
Maintenance Ext- other	2,888	1,000	1,888			
Maintenance Interior	-	1,500	(1,500)			
Managemant Fee	12,000	12,000	0			
Miscellaneous	-1	(27)	26			
Legal And Professional Fees	2,541	1,000	1,541			
Office Expense	250	250	0			
Sewer	10,589	10,300	289			
Snow Plowing Contract	6,270	7,200	(930)			
Snow Shoveling Contract	3,673	4,500	(827)			
Supplies	361		361			
Extra Snow Removal	5,936	6,000	(64)			
Tree Maintenance	3,275	2,600	675			
Trash Removal	1,755	3,700	(1,945)			
Water - Sprinkler	1,595	2,125	(530)			
Window Cleaning	1,578	1,800	(222)			
<b>Total Expenses</b>	101,279	107,100	(5,821)			
<b>Operating Income Over (Under)</b>	- 5,821	-	5,821	-		