

CHARLESTON PLACE

29 Number of Units

10% Percentage of Increase/Decrease 2021 vs. 2022

\$315.12 2020 Monthly Assessment
 \$317.49 2021 Monthly Assessment
 \$348.07 2022 Proposed Assessment

\$ Inc. \$30.58

G/L	Description	2022 Budget	2021 Budget	Actual a/o 6/30/21	% Spent Earned	Y/E Actual Projected	Variance to Budget	Comments
INCOME								
Revenue								
401	Association Dues	121,129	110,487	55,243	50%	110,486	(1)	
44101	Collection Fee Revenue					0	0	
	Total Revenue:	121,129	110,487	55,243	50%	110,486	(1)	
423	LESS: Bad Debt Expense	0	210	210	100%	420	210	
	LESS: Other Operating	2,000						
498	LESS: Reserve Fund Transfer	60,700	58,300	29,748	51%	59,496	1,196	
	Total Transfers between Funds:	62,700	52,187	29,958	57%	50,990	1,405	
EXPENSE								
Administrative								
514	Administrative Fee (@\$25 per unit)	8,700	6,960	3,480	50%	6,960	0	
525	Miscellaneous	65	133	1	1%	2	131	
562	Legal Fees - Attorney			101,358		0	0	Posting error
	Sub-Total:	8,765	7,093	104,839		6,962	131	
50501	Legal and Professional			5,774		0	0	
66106	Maintenance - Shop					0	0	
Operational Expense								
619	Landscape Contract	32,519	31,572	15,788	50%	31,576	(4)	
61910	Irrigation	1,800	1,501	150	10%	300	1,201	
62501	Termite Bond	3,355	3,192	1,318	41%	2,636	556	
641	Power Washing	5,860	5,860	1,875	32%	3,750	2,110	
656	General Maintenance	700	1,152	110	10%	220	932	
66030	Gutter Cleaning	800	800	800	100%	800	0	
	Sub-Total:	45,034	44,077	20,041	45%	39,282	4,795	
Recreational/Facility Maintenance								
61917	Roof Repairs		0			0	0	
66912	Water/Reclaimed/Sprinkler	4,400	0			0	0	Billing error-previously not charged
	Sub-Total:	4,400	0	0		0	0	
663	Utilities - Other	230	192	112	58%	224	(32)	
	TOTAL EXPENSE:	58,429	51,362	130,766	255%	46,468	4,894	