

**PROPOSED - 2023 CHOA Annual Budget
1/1/2023 through 12/31/2023**

REVENUE	2022 Budget	2023 Budget	Notes
Homeowners Dues	\$53,125.00	\$53,125.00	
Prior Years Dues Pmt	\$0.00	\$0.00	
Bank Interest	\$35.00	\$35.00	
Escrow Fees	\$0.00	\$0.00	Discontinued
Total Revenue	\$53,160.00	\$53,160.00	
 EXPENSES			
Administrative			
Bank Fees	\$0.00	\$0.00	
Insurance	\$2,196.00	\$2,032.00	HOA property and BOD
Legal Fees	\$3,000.00	\$3,000.00	As required
Lien Processing Fees	\$0.00	\$0.00	
Mailbox Rental	\$0.00	\$0.00	Discontinued 5/21 - New onsite mailbox for CHHOA mail.
Meeting Venue	\$0.00	\$21.00	annual meeting
Non-Profit Reg.	\$10.00	\$10.00	Annual
Postage	\$80.00	\$80.00	Dues
Printing	\$100.00	\$100.00	Dues
Accounting software update	\$0.00	\$0.00	
Supplies	\$100.00	\$100.00	Paper, Ink, Media & etc.
Website Hosting	\$300.00	\$300.00	Annual
Total Administrative Expenses	\$5,786.00	\$5,643.00	* 11% of budget
 Utilities			
Electric-PUD	\$300.00	\$300.00	
Irrigation Water	\$2,400.00	\$2,400.00	
Total Utilities Expense	\$2,700.00	\$2,700.00	* 5% of budget
 Landscaping			
Landscaping Maintenance			
Landscaping Entryways	\$1,000.00	\$1,000.00	Plants, shrubs, fertilized and grass replacement
Landscaping Monthly	\$26,376.00	\$26,376.00	4/1/21 service price increase. GNB Landscape Maint service.
Total Landscape Maintenance Expense *	\$27,376.00	\$27,376.00	* 52% of budget
 Landscape Projects/Repairs			
Emerald Green Tree Replacement	\$500.00	\$1,000.00	East side detention pond fence line
Play Ground Area Chips	\$1,500.00	\$1,500.00	
Street Tree Repl.	\$0.00	\$1,000.00	
Trail Steps and Handrails	\$2,000.00	\$150.00	Paint and supplies
Trail Surface Repairs	\$4,000.00	\$3,000.00	As required.
Professional Tree Services	\$3,300.00	\$3,300.00	As required.
Debris Disposal	\$300.00	\$300.00	Average cost = \$30 each
Total Landscape Projects/Repairs Expense	\$11,600.00	\$10,250.00	*20% of budget
 Irrigation			
Backflow Testing	\$150.00	\$150.00	AACRA
Irrigation Repairs	\$500.00	\$2,000.00	As required
Total Irrigation Expense	\$650.00	\$2,150.00	
 Reserve Fund			
MINIMUM Contribution to Reserve	\$5,000.00	\$5,000.00	
Total Reserve Fund Expense	\$5,000.00	\$5,000.00	*10% of budget
 Tax Filing Fees			
Taxes (Business)	\$0.00	\$0.00	
Fed. Income 1120-H	\$0.00	\$0.00	
Total Tax Filing Fee Expense	\$0.00	\$0.00	
 TOTAL EXPENSES	 \$53,112.00	 \$53,119.00	
	\$53,112.00	\$53,119.00	

Note: * Indicates a potential area of expense, but does not necessarily indicate a known future expense. Budgeting for these allocates money to cover the expense if they were to occur. If funds are not needed for this line item, they can be allocated to other areas as needed, or put into reserve savings for future projects.