

Fiscal Year Budget

Property: Charlesgate Village
5/1/2024-4/30/2025 Profit & Loss

	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	TOTAL
INCOME													
4011 Income													
4012 Assessment Income	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	665,520.00
4011 Total Income	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	55,460.00	665,520.00
4999 Misc Income	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
TOTAL INCOME	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	668,220.00
EXPENSE													
5000 Management Fees Expense	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	3,388.00	40,656.00
5002 General & Administrative													
5004 Audit Fees	133.34	133.34	133.34	133.34	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,600.00
5005 Legal Fees	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
5006 Postage & Mail	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
5008 Insurance Package	6,708.41	6,708.41	6,708.41	6,708.41	6,708.41	6,708.41	6,708.41	6,708.40	6,708.40	6,708.40	6,708.40	6,708.40	80,500.87
5013 Recording of Minutes	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
5015 Misc Administrative	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
5002 Total General & Administrati	7,560.09	7,560.09	7,560.09	7,560.09	7,560.08	7,560.08	7,560.08	7,560.07	7,560.05	7,560.05	7,560.05	7,560.05	90,720.87
5100 Maintenance Expense (non-pc													
5101 Fire Hydrant Inspection/Mtc	20.84	20.84	20.84	20.84	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	250.00
5102 Exterminating	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.16	104.16	104.16	104.16	1,250.00
5107 Roof/ Gutter/ siding repairs	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.67	1,041.66	1,041.66	1,041.66	1,041.66	12,500.00
5108 Gutter Repairs/Cleaning	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	1,337.50	16,050.00
5109 Premier Markings	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
5110 Pond Mtc & Equipment Rep	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50	450.00
5111 Fence Repairs/Painting	738.48	738.48	738.48	738.48	738.47	738.47	738.47	738.47	738.47	738.47	738.47	738.47	8,861.68
5112 Lawn Weed Feed Contract	350.42	350.42	350.42	350.42	350.42	350.42	350.42	350.42	350.41	350.41	350.41	350.41	4,205.00
5113 Shrubs/Topsoil	333.34	333.34	333.34	333.34	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
5114 Landscaping Contract	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	7,335.86	88,030.32
5115 Tree Trimming Removal	1,799.66	1,799.66	1,799.66	1,799.66	1,799.66	1,799.65	1,799.65	1,799.65	1,799.65	1,799.65	1,799.65	1,799.65	21,595.85
5118 Snow Salting/Highlift Remov	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
5120 Light Bulbs/Globes	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00
5123 Plumbing	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
5126 Mulch & Top Soil	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.66	291.66	291.66	291.66	3,500.00
5127 General Maintenance & Ref	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
5132 LED Parking Lights	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
5100 Total Maintenance Expense	15,745.29	15,745.29	15,745.29	15,745.29	15,745.25	15,745.24	15,745.24	15,745.24	15,745.18	15,745.18	15,745.18	15,745.18	188,942.85
5400 Utilities Expense (non-posting)													
5402 Water & Sewer	3,833.34	3,833.34	3,833.34	3,833.34	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	3,833.33	46,000.00

	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	TOTAL
5404 Electric	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
5405 Garbage	2,816.67	2,816.67	2,816.67	2,816.67	2,816.67	2,816.67	2,816.67	2,816.67	2,816.66	2,816.66	2,816.66	2,816.66	33,800.00
5400 Total Utilities Expense (non-	6,950.01	6,950.01	6,950.01	6,950.01	6,950.00	6,950.00	6,950.00	6,950.00	6,949.99	6,949.99	6,949.99	6,949.99	83,400.00
5600 Office Expense (non-posting)													
5606 Office	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
5600 Total Office Expense (non-p	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
5709 Reserve Funding													
5723 Reserve- Contingency	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	264,000.00
5709 Total Reserve Funding	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	264,000.00
TOTAL EXPENSE	55,685.06	55,685.06	55,685.06	55,685.06	55,685.00	55,684.99	55,684.99	55,684.98	55,684.88	55,684.88	55,684.88	55,684.88	668,219.72
NET INCOME	-0.06	-0.06	-0.06	-0.06	0.00	0.01	0.01	0.02	0.12	0.12	0.12	0.12	0.28

	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	JAN 25	FEB 25	MAR 25	APR 25	TOTAL
NET INCOME SUMMARY													
Income	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	55,685.00	668,220.00
Expense	-55,685.06	-55,685.06	-55,685.06	-55,685.06	-55,685.00	-55,684.99	-55,684.99	-55,684.98	-55,684.88	-55,684.88	-55,684.88	-55,684.88	-668,219.72
NET INCOME	-0.06	-0.06	-0.06	-0.06	0.00	0.01	0.01	0.02	0.12	0.12	0.12	0.12	0.28

