

CHARLESTOWN 2011 APPROVED BUDGET

G/L Acct	CATEGORY	Audit 2009	Approved 2010	Approved 2011
	INCOME			\$ 197.47
30100	ASSESSMENT INCOME	\$ 1,179,600	\$ 1,171,947	\$ 1,184,811
30171	HOMEOWNERS' LATE FEES	\$ 6,301	\$ 7,000	\$ 3,500
30221	NEWSLETTER ADVERTISING	\$ -	\$ 3,000	\$ 3,000
30260	MISCELLANEOUS INCOME	\$ 4,523	\$ 3,000	\$ -
30270	INTEREST INCOME-UNRESTRICTED	\$ 428	\$ 1,000	\$ 450
30275	INTEREST INCOME-RESTRICTED *	\$ -	\$ 1,000	\$ -
30310	DISCLOSURE PACKET INCOME	\$ -	\$ 750	\$ 750
30500	DEFERRED TAX BENEFIT	\$ 4,308.00	\$ -	\$ -
	TOTAL	\$ 1,195,160	\$ 1,186,697	\$ 1,192,511
	ADMINISTRATIVE EXPENSES			
50400	BAD DEBTS	\$ 3,652	\$ 3,500	\$ 3,500
51000	TELEPHONE/COMMUNICATION	\$ -	\$ 3,800	\$ 3,500
51020	POSTAGE	\$ -	\$ 1,500	\$ 1,000
51030	OFFICE EXPENSE & EQUIPMENT	\$ 10,127	\$ 8,000	\$ 7,000
51031	PRINTING	\$ 16,490	\$ 4,000	\$ 4,500
51050	TRAINING	\$ -	\$ -	\$ 445
51090	LEGAL FEES	\$ 14,960	\$ 15,000	\$ 14,000
51092	LEGAL FEE RECOUPMENT	\$ -	\$ (5,000)	\$ (3,500)
51110	AUDIT AND ACCOUNTING	\$ -	\$ 5,500	\$ 5,500
51120	MANAGEMENT FEE	\$ 55,311	\$ 51,818	\$ 52,663
51125	MANAGEMENT SCHEDULE B	\$ -	\$ 3,000	\$ 4,000
51330	RECORDING SECRETARY	\$ -	\$ 2,000	\$ 1,800
51043	PAYROLL	\$ -	\$ 25,000	\$ 28,308
51200	BANK CHARGES-OPERATING	\$ -	\$ 1,000	\$ 250
51500	OTHER ADMINISTRATION EXP.	\$ -	\$ 300	\$ 300
	TOTAL ADMINISTRATIVE EXPENSES	\$ 100,540	\$ 119,418	\$ 123,266
	MAINTENANCE EXPENSES			
61026	CONTRACT PAINTING	\$ 129,195	\$ 140,000	\$ 155,000
61050	OFFICE CLEANING	\$ -	\$ 250	\$ -
61180	LAWN SERVICE CONTRACT	\$ 128,886	\$ 86,000	\$ 80,000
61181	SEED, SOD, AND MULCH, TOPSOIL	\$ -	\$ 2,500	\$ 2,500
61560	LANDSCAPE ENHANCEMENTS	\$ -	\$ 3,000	\$ 3,000
61188	TREE SERVICES	\$ -	\$ 40,000	\$ 20,000
61195	TOT LOT MAINTENANCE	\$ -	\$ 2,500	\$ 2,500
61199	LAMP REPAIRS/GAS CONVERSION	\$ -	\$ 1,000	\$ 4,000
61200	EXTERIOR REPAIRS-BUILDINGS	\$ 61,254	\$ 8,000	\$ 10,000
61201	EQUIPMENT REPAIR & MAINT.	\$ -	\$ 2,500	\$ 5,000
61208	EQUIPMENT RENTAL	\$ -	\$ 4,500	\$ 2,000
61250	TRASH SERVICE	\$ 95,429	\$ 93,000	\$ 94,000
61251	BULK TRASH SERVICE	\$ -	\$ 1,800	\$ 1,300
61286	BUILDING MATERIALS	\$ -	\$ 22,000	\$ 30,000
61431	PT LABOR	\$ -	\$ -	\$ 7,200
61420	MAINTENANCE PAYROLL	\$ 116,502	\$ 105,000	\$ 127,818
61460	ROOF & GUTTER REPAIRS	\$ 1,537	\$ 2,000	\$ 2,000
61581	SNOW REMOVAL	\$ 11,100	\$ 6,000	\$ 10,000
61700	DRAINAGE	\$ 585	\$ 3,000	\$ -
	TOTAL MAINTENANCE EXPENSES	\$ 544,488	\$ 523,050	\$ 556,318

UTILITIES & OTHER EXPENSES							
71023	GAS FOR LAMPS	\$	18,834	\$	5,000	\$	4,500
71026	FUEL AND OIL	\$	-	\$	4,000	\$	4,500
71032	ELECTRICITY FOR LAMPS	\$	-	\$	8,500	\$	5,500
71033	OFFICE UTILITIES	\$	-	\$	2,500	\$	1,500
71050	GEN. LIAB./OFF./DIR. INSURANCE	\$	3,872	\$	7,000	\$	5,000
71143	PERSONAL PROPERTY TAXES	\$	-	\$	350	\$	500
71031	LIGHT REIMBURSEMENT TO OWNERS	\$	-	\$	102	\$	200
81000	DEPRECIATION	\$	2,504	\$	-	\$	-
	TOTAL UTILITIES & OTHER EXPENSES	\$	25,210	\$	27,452	\$	21,700
	TOTAL ADMINISTRATIVE, MAINTENANCE, UTILITIES & OTHER EXPENSES		\$670,238		\$669,920		\$701,284
	Net Before Reserves (Income less all expenses)	\$	524,922	\$	516,777	\$	491,227
	Total To Reserves	\$	536,091	\$	516,777	\$	491,227
	Special Project Fund	\$	(14,215)	\$	-		
GAIN/LOSS	Net Income/Loss						
	Comprehensive Income (Loss)	\$	(25,384)	\$	-	\$	0

CAPITAL ACCOUNTS:

25534	TOT LOT
25548	ROOF
25591	EQUIPMENT
25650	ROAD & SIDEWALK
25687	WALLS
25688	STOOP REPLACEMENT
25689	BEAUTIFICATION