

**Creek at Chester Homeowner's Association**  
**OPERATING BUDGET RESERVE CONTRIBUTIONS**  
**Calendar Year 2021 (with 2022 Projections)**

**OPERATING BUDGET**

	2021 Budget	2021 (as of 12/21) Actual			2022 Annual	Monthly	Per House/Yr	Per House/Mo
INCOME								
Association Dues	32,928.00	34,690.00			38,808.00	3,234.00	792.00	66.00
Other Income	-							
Tranfer Fees	250.00	400.00						
Interest	-	17.41						
Late Fees	-							
TOTAL INCOME	33,178.00	35,107.41			38,808.00	3,234.00	792.00	66.00
EXPENSES								
Administrative Expenses	-	-						
Office Supplies	250.00	541.71	3%	2%	545.00	45.42	11.12	0.93
Licensing (Sec of State Filing Fee)	10.00	20.00	0%	0%	20.00	1.67	0.41	0.03
Postage & Delivery	100.00	445.98	2%	2%	450.00	37.50	9.18	0.77
Total Admin Expenses	360.00	1,007.69	5%	5%	1,015.00	84.58	20.71	1.73
Insurance Expense								
Insurance (Note 2)	1,675.00	1,551.00	8%	8%	1,750.00	145.83	35.71	2.98
Total Insurance Expenses	1,675.00	1,551.00	8%	8%	1,750.00	145.83	35.71	2.98
Maintenance								
General Maintenance	500.00	712.85	4%	7%	1,500.00	125.00	30.61	2.55
Landscaping	6,900.00	7,421.85	38%	34%	7,645.00	637.08	156.02	13.00
Spray Services	-	789.53	4%	4%	815.00	67.92	16.63	1.39
Snow Removal	6,000.00	3,049.00	15%	16%	3,500.00	291.67	71.43	5.95
Total Maintenance Costs	13,400.00	11,973.23	61%	60%	13,460.00	1,121.67	274.69	22.89
Professional Consulting Services								
Accounting/Management	2,950.00	3,140.00	16%	13%	2,895.00	241.25	59.08	4.92
Reserve Study	-	1,700.00	9%	5%	1,100.00	91.67	22.45	1.87
Legal Fees	-	305.50			-	-	-	-
Total Professional Fees	2,950.00	5,145.50	26%	18%	3,995.00	332.92	81.53	6.79
Utilities								
Electric	325.00	245.50	1%	1%	300.00	25.00	6.12	0.51
Water	785.00	728.10	4%	3%	750.00	62.50	15.31	1.28
Total Utilities Costs	1,110.00	973.60	5%	5%	1,050.00	87.50	21.43	1.79
Miscellaneous Expense								
Signage	-	597.86	3%	4%	1,000.00	83.33	20.41	1.70
Total Misc Expenses	-	597.86	3%	4%	1,000.00	83.33	20.41	1.70
TOTAL OPERATING EXPENSES	19,495.00	19,697.88			22,270.00	1,855.83	454.49	37.87
RESERVE CONTRIBUTIONS								
Transfer from Operating Budget	13,683.00	15,409.53	*		16,538.00			
TOTAL RESERVE CONTRIBUTION	13,683.00	15,409.53			16,538.00	1,378.17	337.51	28.13
2017 Reserve Target	16,560.00	16,560.00			16,500.00			
NET (DEFICIT) OR SURPLUS	(2,877.00)	(1,150.47)			38.00			

\* Total Reserve Contributions for 2021 were actually \$13,647.53  
\$1,762 of Dues collected in 2021 were arrears from the previous year's dues.