

Chapel Woods Home Association

Annual Meeting Packet

February 1, 2023

Included Reports

Copies

How to Pay Dues

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Copy of Monthly Statement

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2022 Review

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2023 Expense Breakdown



Visit www.mysmartstreet.com

Making One-Time E-Check and Card Payments^{1,2} Quick Reference Guide

This guide walks you through making quick one-time payments using an e-check or credit/debit card without registering for an account.

Association Name/Homeowner ID

- First, prepare to make your payment by locating the correct association information. There may be many similarly named associations across the country, so please find the exact association name and its city/state as well as your management company's name on your coupon or statement.
- Your Homeowner ID may also be referred to as an account or unit number. This is assigned by your management company to identify the property.
- You may find that the system cannot locate the association name and homeowner ID entered. Please verify if the correct information was entered. If it appears you entered it correctly based on your coupon or statement or you can't locate a coupon or statement, contact your management company for further assistance.

E-Check Payment

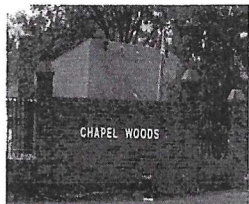
- When you enter your routing number, reference a check, not a deposit slip. The deposit slip routing number is an internal bank routing number and if it is entered, the payment will be rejected.
- If your financial institution's savings and checking routing and account numbers are the same, the payment will default to the checking account.
- If you are paying from a credit union, money market, or business account, check with your financial institution to verify the correct numbers to use.

Card Payment

- You will be asked to enter your full credit/debit card number, expiration date, and Card Verification Value (CVV) code. The CVV code is located either on the back or front of your card:
 - **MasterCard[®], Visa[®], and Discover[®]**: three-digit code on the back of the card to the right of the signature line
 - **American Express[®]**: four-digit code on the front of the card above the last digits of the card number
- Please note:
 - There is a \$14.95 technology fee that will be added to each card transaction.
 - The maximum amount that can be paid using a card is \$5,000.
 - Additional fees may be applied by your credit/debit card issuer.
 - Card payments are processed by a third-party vendor.

* Mail Payment to: Pacific Western Bank
P.O. Box 531174
Atlanta, GA.
30353-1174

FOR CLIENT USE ONLY



Chapel Woods Homes
c/o Signature Property MGT
 PO Box 531174
 Atlanta, GA 30353-1174

Statement

(913)563-4509

TO:

[REDACTED]
 [REDACTED]
 [REDACTED]



Billing Period	Statement Date
02/01/23 - 02/01/23	02/01/23

Property	Unit	Type	Acc #
Cwoods	[REDACTED]	Duplex	[REDACTED]

Previous Balance	Current Charges	Current Credits	Balance Due
-70.00	70.00	0.00	0.00

Last Payment	Amount Enclosed
01/17/23 \$70.00 [REDACTED]	

PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Date	Reference	Description	Amount
02/01/23		Previous Balance	-70.00
		Association Dues	70.00
Sub Total			0.00
Unapplied Credits			0.00
Balance Due			0.00

Comments

Dear Chapel Woods Resident,
 Please see your February 2023 statement above.

For those of you who are on ACH or automatic withdrawal, your February HOA dues will be withdrawn around the 5th of month.

If you are not on ACH, you can make a payment by visiting www.mysmartstreet.com or mail your payment to:

Pacific Western Bank
 P.O. Box 531174
 Atlanta, GA
 30353-1174

(Please make check payable to Chapel Woods and please include your HOA account # on the check in order to get processed correctly to your HOA account.)

Feel free to contact me with any questions.

Tera McMiller
tera@lovespm.com
 913-563-4509
 Signature Property Management

Budget Comparison

Property: Chapel Woods Homes Association, Inc

Comparison Periods: 12/01/22 - 12/31/22 and 01/01/22 - 12/31/22 (cash basis)

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual 01/01/22 - 12/31/22	Budget 01/22 - 12/22	\$ Change	% Change
INCOME								
5000 Revenue								
5025 Association Dues	13,217.00	15,850.00	-2,633.00	-16.6 %	188,375.88	190,200.00	-1,824.12	-1.0 %
5000 Total Revenue	13,217.00	15,850.00	-2,633.00	-16.6 %	188,375.88	190,200.00	-1,824.12	-1.0 %
5100 Income Adjustments								
5101 Less Reserve Contributions	-2,500.00	-2,500.00	0.00	0.0 %	-30,000.00	-30,000.00	0.00	0.0 %
5110 Concessions	0.00	0.00	0.00		-490.00	0.00	-490.00	
5115 Write Offs Uncollectable	0.00	0.00	0.00		-210.00	0.00	-210.00	
5100 Total Income Adjustments	-2,500.00	-2,500.00	0.00	0.0 %	-30,700.00	-30,000.00	-700.00	-2.3 %
5200 Other Income								
5215 Clubhouse Rental	0.00	0.00	0.00		1,035.00	0.00	1,035.00	
5232 Homeowner Repairs/Work Orders	0.00	0.00	0.00		600.00	0.00	600.00	
5233 Late Fees	13.00	250.00	-237.00	-94.8 %	1,597.00	3,000.00	-1,403.00	-46.8 %
5248 NSF Fees	25.00	0.00	25.00		-225.00	0.00	-225.00	
5272 Miscellaneous Income	70.00	0.00	70.00		165.00	0.00	165.00	
5200 Total Other Income	108.00	250.00	-142.00	-56.8 %	3,172.00	3,000.00	172.00	5.7 %
TOTAL INCOME	10,825.00	13,600.00	-2,775.00	-20.4 %	160,847.88	163,200.00	-2,352.12	-1.4 %
EXPENSE								
6000 Expenses								
6100 Variable Expenses								
6200 Administrative Expenses								
6204 Accounting	0.00	0.00	0.00		350.00	350.00	0.00	0.0 %
6220 Career Apparel	0.00	0.00	0.00		235.06	0.00	235.06	
6228 Computer Services	0.00	27.00	-27.00	-100.0 %	1,081.49	324.00	757.49	233.8 %
6236 Dues / Licenses / Inspections	417.00	471.00	-54.00	-11.5 %	884.00	521.00	363.00	69.7 %
6238 Committee Budgets								
62382 Social Committee	0.00	0.00	0.00		810.14	0.00	810.14	
62383 Website Committee	0.00	30.00	-30.00	-100.0 %	401.50	360.00	41.50	11.5 %
6238 Other Committee Budgets	0.00	0.00	0.00		480.00	0.00	480.00	
6238 Total Committee Budgets	0.00	30.00	-30.00	-100.0 %	1,691.64	360.00	1,331.64	369.9 %
6252 Legal & Professional	320.00	700.00	-380.00	-54.3 %	3,531.69	8,400.00	-4,868.31	-58.0 %
6264 Office Supplies	0.00	0.00	0.00		215.25	0.00	215.25	
6272 Postage / Shipping	9.12	17.00	-7.88	-46.4 %	546.41	204.00	342.41	167.8 %
6284 Miscellaneous Administrative	-347.65	0.00	-347.65		2,677.68	0.00	2,677.68	
6201 Misc. Clubhouse Expense	0.00	0.00	0.00		17.39	0.00	17.39	
6200 Total Administrative Expense	398.47	1,245.00	-846.53	-68.0 %	11,230.61	10,159.00	1,071.61	10.5 %

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual 01/01/22 - 12/31/22	Budget 01/22 - 12/22	\$ Change	% Change
6400 Advertising & Promotion								
6415 Customer Relations	121.01	0.00	121.01		623.06	0.00	623.06	
6400 Total Advertising & Promotioi	121.01	0.00	121.01		623.06	0.00	623.06	
6600 Contract Services								
6610 Cable / Satellite	0.00	0.00	0.00		500.83	0.00	500.83	
6615 Common Area Clean	0.00	100.00	-100.00	-100.0 %	200.00	1,350.00	-1,150.00	-85.2 %
6635 Grounds Maintenance	0.00	0.00	0.00		28,092.22	42,800.00	-14,707.78	-34.4 %
6645 Labor	600.00	200.00	400.00	200.0 %	3,052.50	2,400.00	652.50	27.2 %
6650 Lawn Mowing	0.00	0.00	0.00		18,965.55	5,813.64	13,151.91	226.2 %
6665 Pest Control	0.00	0.00	0.00		900.00	900.00	0.00	0.0 %
6670 Safety Systems	472.00	0.00	472.00		580.00	0.00	580.00	
6675 Snow Removal	0.00	1,000.00	-1,000.00	-100.0 %	8,920.00	14,800.00	-5,880.00	-39.7 %
6680 Swimming Pool / Spa	0.00	0.00	0.00		13,916.46	18,500.00	-4,583.54	-24.8 %
6685 Trash Removal	389.49	145.83	243.66	167.1 %	9,126.23	1,749.96	7,376.27	421.5 %
6651 Tree Services	0.00	0.00	0.00		20,780.00	10,000.00	10,780.00	107.8 %
6695 Roll Off Expense	0.00	0.00	0.00		0.00	3,000.00	-3,000.00	-100.0 %
6600 Total Contract Services	1,461.49	1,445.83	15.66	1.1 %	105,033.79	101,313.60	3,720.19	3.7 %
6700 Contract Repairs								
6705 Electrical Repair	0.00	0.00	0.00		881.22	0.00	881.22	
6730 Recreation Amenity Repair	0.00	0.00	0.00		625.00	0.00	625.00	
6740 Other Repair	0.00	0.00	0.00		400.00	0.00	400.00	
6701 Concrete Repair	0.00	0.00	0.00		1,352.35	0.00	1,352.35	
6700 Total Contract Repairs	0.00	0.00	0.00		3,258.57	0.00	3,258.57	
6800 Supplies								
6815 Cleaning Supplies	0.00	0.00	0.00		32.11	0.00	32.11	
6823 Decorating Expense	0.00	0.00	0.00		56.01	0.00	56.01	
6825 Electrical Supply	0.00	0.00	0.00		7.83	0.00	7.83	
6835 Glass / Screens	0.00	0.00	0.00		62.50	0.00	62.50	
6840 Grounds Materials	693.71	0.00	693.71		2,879.40	0.00	2,879.40	
6860 Pool Supplies	26.87	0.00	26.87		-13.77	3,000.00	-3,013.77	-100.5 %
6865 Recreation Amenity Supply	0.00	0.00	0.00		558.25	0.00	558.25	
6870 Repair Materials	0.00	0.00	0.00		224.32	0.00	224.32	
6880 Security / Locks	0.00	0.00	0.00		11.93	0.00	11.93	
6885 Tools & Equipment	0.00	0.00	0.00		185.55	0.00	185.55	
6800 Total Supplies	720.58	0.00	720.58		4,004.13	3,000.00	1,004.13	33.5 %
6900 Contingency Expense	0.00	472.16	-472.16	-100.0 %	0.00	5,665.92	-5,665.92	-100.0 %
6100 Total Variable Expenses	2,701.55	3,162.99	-461.44	-14.6 %	124,150.16	120,138.52	4,011.64	3.3 %
7000 Fixed Expenses								
7100 Utilities								
7110 Cable / Sattellite	170.24	0.00	170.24		1,008.28	0.00	1,008.28	
7120 Electric / Common	0.00	756.00	-756.00	-100.0 %	8,321.24	9,072.00	-750.76	-8.3 %

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual 01/01/22 - 12/31/22	Budget 01/22 - 12/22	\$ Change	% Change
7140 Gas / Common Area	202.58	89.00	113.58	127.6 %	1,535.45	1,068.00	467.45	43.8 %
7160 Water-Sewer/Common	315.91	400.00	-84.09	-21.0 %	7,566.27	8,315.00	-748.73	-9.0 %
7100 Total Utilities	688.73	1,245.00	-556.27	-44.7 %	18,431.24	18,455.00	-23.76	-0.1 %
7200 Taxes & Insurance								
7240 Property Insurance	0.00	0.00	0.00		5,645.00	6,628.00	-983.00	-14.8 %
7200 Total Taxes & Insurance	0.00	0.00	0.00		5,645.00	6,628.00	-983.00	-14.8 %
7300 Management								
7375 Property Management Fees	1,498.20	1,498.20	0.00	0.0 %	17,978.40	17,978.40	0.00	0.0 %
7300 Total Management	1,498.20	1,498.20	0.00	0.0 %	17,978.40	17,978.40	0.00	0.0 %
7000 Total Fixed Expenses	2,186.93	2,743.20	-556.27	-20.3 %	42,054.64	43,061.40	-1,006.76	-2.3 %
6000 Total Expenses	4,888.48	5,906.19	-1,017.71	-17.2 %	166,204.80	163,199.92	3,004.88	1.8 %
TOTAL EXPENSE	4,888.48	5,906.19	-1,017.71	-17.2 %	166,204.80	163,199.92	3,004.88	1.8 %
NOI	5,936.52	7,693.81	-1,757.29	-22.8 %	-5,356.92	0.08	-5,357.00	-6,696,250.0 %
NON OPERATING EXPENSE								
7899 Reserve Activity								
7900 Reserves								
7901 Reserve Interest	-89.93	0.00	-89.93		-370.93	0.00	-370.93	
7905 Reserve Contributions	-2,500.00	0.00	-2,500.00		-30,000.00	0.00	-30,000.00	
7900 Total Reserves	-2,589.93	0.00	-2,589.93		-30,370.93	0.00	-30,370.93	
8000 Reserve Expenses								
8021 Electrical	0.00	0.00	0.00		6,308.91	0.00	6,308.91	
8027 Glass / Screens	0.00	0.00	0.00		1,363.37	0.00	1,363.37	
8069 Swimming Pools	0.00	0.00	0.00		12,457.25	0.00	12,457.25	
8001 Drainage	0.00	0.00	0.00		10,477.48	0.00	10,477.48	
8068 Street Repairs	0.00	0.00	0.00		16,300.00	0.00	16,300.00	
8000 Total Reserve Expenses	0.00	0.00	0.00		46,907.01	0.00	46,907.01	
7899 Total Reserve Activity	-2,589.93	0.00	-2,589.93		16,536.08	0.00	16,536.08	
TOTAL NON OPERATING EXPENSE	-2,589.93	0.00	-2,589.93		16,536.08	0.00	16,536.08	
NET INCOME	8,526.45	7,693.81	832.64	10.8 %	-21,893.00	0.08	-21,893.08	-27,366,350.0 %

	Actual 12/01/22 - 12/31/22	Budget 12/22 - 12/22	\$ Change	% Change	Actual 01/01/22 - 12/31/22	Budget 01/22 - 12/22	\$ Change	% Change
NET INCOME SUMMARY								
Income	10,825.00	13,600.00	-2,775.00	-20.4 %	160,847.88	163,200.00	-2,352.12	-1.4 %
Expense	-4,888.48	-5,906.19	1,017.71	17.2 %	-166,204.80	-163,199.92	-3,004.88	1.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	2,589.93	0.00	2,589.93		-16,536.08	0.00	-16,536.08	
NET INCOME	8,526.45	7,693.81	832.64	10.8 %	-21,893.00	0.08	-21,893.08	-27,366,350.0 %

Budget 2023

	January	February	March	April	May	June	July	August	September	October	November	December	Budget 2023	Divide by 12 months	Divide by 228 units
INCOME															
5000 Revenue	When \$90 Dues Begin														
5025 Association Dues @ \$90/month	15,960.00	15,960.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	237,120.00		
5000 Total Revenue	15,960.00	15,960.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	20,520.00	237,120.00		
5100 Income Adjustments															
5101 Less Reserve Contributions	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(30,000.00)		
5100 Total Income Adjustments	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(30,000.00)		
TOTAL INCOME	13,460.00	13,460.00	18,020.00	18,020.00	18,020.00	18,020.00	18,020.00	18,020.00	18,020.00	18,020.00	18,020.00	18,020.00	207,120.00		
EXPENSE															
6000 Expenses															
6100 Variable Expenses															
6200 Administrative Expenses															
6204 Accounting	-	-	400.00	-	-	-	-	1,200.00	-	-	-	-	1,600.00	133.33	0.58
6228 Computer Services	-	260.00	-	-	120.00	-	260.00	-	-	120.00	-	-	760.00	63.33	0.28
6236 Licenses/Inspections	417.00	-	-	-	-	-	-	-	-	-	-	-	417.00	34.75	0.15
	417.00	260.00	400.00	-	120.00	-	260.00	1,200.00	-	120.00	-	-	2,777.00		
6238 Committee Budgets															
##### Social Events	-	-	200.00	-	600.00	-	-	600.00	-	200.00	-	-	1,600.00	133.33	0.58
##### Website Committee	627.00	-	-	-	-	-	-	-	-	-	-	-	627.00	52.25	0.23
6238 Total Committees	627.00	-	200.00	-	600.00	-	-	600.00	-	200.00	-	-	2,227.00		
6252 Legal & Professional															
6264 Office Supplies	-	-	36.00	50.00	-	36.00	-	-	36.00	50.00	36.00	36.00	244.00	20.33	0.09
6272 Postage/Shipping	100.00	100.00	197.00	21.00	21.00	197.00	21.00	21.00	21.00	197.00	21.00	21.00	938.00	78.17	0.34
6284 Misc. Admin.	-	-	-	-	-	-	-	-	-	-	-	-	-		
	420.00	800.00	933.00	771.00	721.00	933.00	721.00	721.00	757.00	947.00	721.00	757.00	9,202.00		
6200 Total Admin Expenses	1,464.00	1,060.00	1,533.00	771.00	1,441.00	933.00	981.00	2,521.00	757.00	1,267.00	721.00	757.00	14,206.00		
6400 Advertising & Promotion															
6415 Customer Relations	250.00	-	160.00	280.00	-	160.00	72.00	-	72.00	440.00	-	-	1,434.00	119.50	0.52
6400 Total Advertising	250.00	-	160.00	280.00	-	160.00	72.00	-	72.00	440.00	-	-	1,434.00		
6600 Contract Services															
6615 Common Area Clean	-	-	240.00	-	-	120.00	-	-	-	-	120.00	-	480.00	40.00	0.18
6635 Grounds Maintenance	-	-	280.00	280.00	280.00	280.00	280.00	280.00	280.00	-	-	-	1,960.00	163.33	0.72
6645 Labor (sticks/poo)	216.50	216.50	216.50	216.50	216.50	216.50	216.50	216.50	216.50	216.50	216.50	216.50	2,598.00	216.50	0.95
6650 Lawn Mowing	-	-	3,600.00	3,900.00	9,750.00	7,800.00	9,750.00	7,800.00	7,800.00	3,900.00	4,500.00	-	58,800.00	4,900.00	21.49
6665 Pest Control	-	-	-	-	-	240.75	240.75	240.75	240.75	-	-	-	963.00	80.25	0.35
6667 Lawn Treatment	-	-	2,355.93	-	2,355.93	4,711.86	-	2,355.93	-	2,355.93	2,355.93	-	16,492.00	1,374.33	6.03
6670 Surveillance Systems	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	432.00	36.00	0.16
6675 Snow Removal	2,800.00	3,100.00	3,100.00	-	-	-	-	-	-	-	-	2,800.00	11,800.00	983.33	4.31
6680 Swimming Pool	-	-	-	4,600.00	-	-	4,600.00	-	4,600.00	1,200.00	-	-	15,000.00	1,250.00	5.48
6681 Pool Labor \$15/hr	-	-	-	-	75.00	450.00	465.00	465.00	45.00	-	-	-	1,500.00	125.00	0.55
6685 Trash Removal	467.39	467.39	467.39	467.39	467.39	467.39	467.39	467.39	467.39	467.39	467.39	467.39	5,609.00	467.42	2.05
6651 Trees/Landscaping	-	-	-	-	8,200.00	-	-	-	-	8,200.00	-	-	16,400.00	1,366.67	5.99

Budget 2023

	January	February	March	April	May	June	July	August	September	October	November	December	Budget 2023	Divide by 12 months	Divide by 228 units
6695 Roll Off Expense	-	-	900.00	-	-	-	-	-	900.00	-	-	-	1,800.00	150.00	0.66
6000 Total Contract Services	3,519.89	3,819.89	11,195.82	9,499.89	21,380.82	14,322.50	16,055.64	11,861.57	14,585.64	16,375.82	7,695.82	3,519.89	133,834.00		
6700 Contract Repairs															
6720 Plumbing Repair	-	-	31,500.00	-	1,100.00	-	-	-	-	-	-	-	32,600.00	2,716.67	11.92
6725 Swimming Pool Repair	-	-	-	22,700.00	-	-	-	-	-	-	-	-	22,700.00	1,891.67	8.30
6730 Recreation Amenity Rep	-	-	300.00	-	-	-	-	300.00	-	-	-	-	600.00	50.00	0.22
6740 Asphalt Repair	-	-	-	-	-	-	22,000.00	-	-	-	-	-	22,000.00	1,833.33	8.04
6745 Drainage Repair	-	-	600.00	600.00	-	-	600.00	600.00	-	-	-	-	2,400.00	200.00	0.88
6701 Concrete Repair	-	-	1,000.00	-	1,000.00	-	-	-	1,000.00	-	-	-	3,000.00	250.00	1.10
6700 Total Contract Repairs	-	-	33,400.00	23,300.00	2,100.00	-	22,600.00	900.00	1,000.00	-	-	-	83,300.00		
6800 Supplies															
6815 Cleaning Supplies	-	-	-	-	150.00	-	-	-	150.00	-	-	-	300.00	25.00	0.11
6840 Grounds Materials	-	-	-	400.00	400.00	400.00	400.00	400.00	-	-	-	-	2,000.00	166.67	0.73
6855 Plumbing Supplies	-	-	1,800.00	-	300.00	-	-	-	-	-	-	-	2,100.00	175.00	0.77
6860 Pool Supplies	-	-	-	150.00	-	-	-	150.00	-	-	-	-	300.00	25.00	0.11
6870 Repair Materials	-	-	300.00	175.00	300.00	175.00	-	175.00	-	-	-	-	1,125.00	93.75	0.41
6885 Tools & Equipment	-	-	-	-	1,000.00	-	-	-	-	-	-	-	1,000.00	83.33	0.37
6800 Total Supplies	-	-	2,100.00	725.00	2,150.00	575.00	400.00	725.00	150.00	-	-	-	6,825.00		
6100 Total Variable Expenses	5,233.89	4,879.89	48,388.82	34,575.89	27,071.82	15,990.50	40,108.64	16,007.57	16,564.64	18,082.82	8,416.82	4,276.89	239,599.00		
7000 Fixed Expenses															
7100 Utilities															
7110 Cable	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	91.00	1,092.00	91.00	0.40
7120 Electric	750.75	750.75	750.75	750.75	750.75	750.75	750.75	750.75	750.75	750.75	750.75	750.75	9,009.00	750.75	3.29
7140 Gas	329.60	429.52	276.08	224.17	81.08	66.07	58.66	66.07	66.07	224.17	276.08	329.60	2,427.00	202.25	0.89
7155 Pool Phone	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	1,188.00	99.00	0.43
7160 Water-Sewer	403.45	391.72	384.16	430.26	386.41	2,482.70	1,216.39	986.60	964.18	391.72	391.72	391.72	8,821.00	735.08	3.22
7100 Total Utilities	1,673.80	1,761.99	1,600.99	1,595.18	1,408.24	3,489.52	2,215.80	1,993.42	1,970.99	1,556.64	1,608.55	1,662.07	22,537.00		
7200 Taxes and Insurance															
7240 Property Insurance	6,334.00	-	-	-	-	-	-	-	-	-	-	-	6,334.00	527.83	2.32
7200 Total Taxes and Insurance	6,334.00	-	-	-	-	-	-	-	-	-	-	-	6,334.00		
7300 Management															
7375 Property Management	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	17,979.00	1,498.25	6.57
7300 Total Management	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	1,498.20	17,979.00		
7000 Total Fixed Expenses	9,506.00	3,260.19	3,099.19	3,093.38	2,906.44	4,987.72	3,714.00	3,491.62	3,469.19	3,054.84	3,106.75	3,160.27	46,850.00		
6000 Total Expenses	14,739.89	8,140.07	51,488.01	37,669.27	29,978.26	20,978.22	43,822.64	19,499.19	20,033.83	21,137.66	11,523.57	7,437.16	286,449.00		

NOI (1,279.89) 5,319.93 (33,468.01) (19,649.27) (11,958.26) (2,958.22) ##### (1,479.19) (2,013.83) (3,117.66) 6,496.44 10,582.84 (79,329.00)

\$ 104.70

Increase to \$ 90.00

Chapel Woods Monthly Expenses

228 Total homes
Monthly Cost per unit

Accounting	0.58	
Computer Services	0.28	
Licenses/Inspections	0.15	
Social Events	0.58	
Website Committee	0.23	
Legal & Professional	2.93	
Office Supplies	0.09	
Postage/Shipping	0.34	
Customer Relations	0.52	
Common Area Clean	0.18	
Grounds Maintenance	0.72	
Labor (sticks/poo)	0.95	
Lawn Mowing	21.49	
Pest Control	0.35	
Lawn Treatment	6.03	27.87 Lawn care services
Surveillance Systems	0.16	
Snow Removal	4.31	
Swimming Pool	5.48	
Pool Labor \$15/hr	0.55	
Trash Removal	2.05	
Trees/Landscaping	5.99	
Roll Off Expense	0.66	
Plumbing Repair	11.92	
Swimming Pool Repair	8.30	
Recreation Amenity Repair	0.22	
Asphalt Repair	8.04	
Drainage Repair	0.88	
Concrete Repair	1.10	
Cleaning Supplies	0.11	
Grounds Materials	0.73	
Plumbing Supplies	0.77	
Pool Supplies	0.11	
Repair Materials	0.41	
Tools & Equipment	0.37	
Cable	0.40	
Electric	3.29	
Gas	0.89	
Pool Phone	0.43	
Water-Sewer	3.22	
Property Insurance	2.32	
Property Management Fees	6.57	
	\$ 104.70	Cost/month paid by HOA

\$20 Increase effective March 1st to \$ 90.00 per month

\$ 14.70 HOA try to absorb