

**Cherokee Village West Homeowners Association
2020 Proposed Budget**

	Actual 2018	Actual January - August 2019	Proposed September - December 2019	
INCOME				
HOA Dues	\$6,317.50	\$6,375.00	\$0.00	30 homes @ \$200.00
Violation Fines	\$0.00			
Late fees	\$5.00	\$25.24		
TOTAL INCOME	\$6,322.50	\$6,400.24	\$0.00	
OPERATING EXPENSES				
Water Shares	\$471.45	\$546.45	\$0.00	Irrigation Water Shares
Insurance	\$625.00	\$661.00	\$0.00	Liability and Directors & Officers
Management	\$2,075.00	\$1,200.00	\$600.00	\$150 x 12 months - Management fee for Coldwell
Landscaping Maintenance	\$1,975.00	\$1,400.00	\$660.00	For small park area
Irrigation Maintenance	\$370.00	\$1,057.63	\$0.00	Repairs and maintenance
Electric	\$277.50	\$184.57	\$140.00	For pump
Postage & Copies	\$172.80	\$68.00	\$40.00	Mailings, statements
Taxes & Licenses	\$95.00	\$35.00	\$0.00	Secretary of State, Division of RE
Tax Return		\$125.00		Federal Tax Return (Coldwell Banker does not provide this service.)
Legal	\$44.00	\$0.00	\$0.00	Recording fees for liens/Amendment for fencing
Bank Charges	\$18.85	\$0.00	\$0.00	Deposit book/endorsement stamp
Tree Maitnenance	\$0.00	\$265.00	\$0.00	
TOTAL EXPENSES	\$6,124.60	\$5,542.65	\$1,440.00	
			\$857.59	Net from January - August 2019
Net	\$197.90	\$857.59	-\$582.41	Estimated balance through December 31, 2019