

Colonial Charles Community Association, Inc		2026 Monthly Assessment = \$265	
Account	Description	2025 Budget	2026 Adopted Budget
<b>Operating Accounts</b>			
<b>Income Accounts</b>			
<b>Operating Income</b>			
40-4010-00	Assessment Income	\$734,400.00	\$763,200.00
40-4030-00	Working Capital Contrib	\$2,000.00	\$1,000.00
40-4070-00	Late Fees	\$1,000.00	\$1,000.00
40-4075-00	Late Interest	\$3,800.00	\$3,800.00
40-4080-00	NSF Fees	\$0.00	\$140.00
40-4130-00	Keys	\$0.00	\$160.00
40-4160-00	Legal Fee Recovery	\$0.00	\$0.00
40-4200-00	Interest Income	\$0.00	\$0.00
40-4275-00	Clubhouse Rental	\$14,000.00	\$14,000.00
<b>Income Accounts Total</b>		<b>\$755,200.00</b>	<b>\$783,300.00</b>
<b>Expense Accounts</b>			
<b>Professional Services</b>			
50-5000-00	Legal & Cost of Collections	\$7,000.00	\$8,000.00
<b>Administrative Expenses</b>			
55-5500-00	Bank Charges	\$150.00	\$150.00
55-5515-00	Community Activities	\$12,000.00	\$14,400.00
55-5516-00	Holiday Decorations- exterior décor	\$1,000.00	\$800.00
55-5530-00	Web Design / Maintenance- google	\$1,200.00	\$1,200.00
55-5540-00	Permits & Registrations	\$1,900.00	\$2,000.00
55-5548-00	Copier Lease & Equipment	\$2,000.00	\$2,000.00
55-5550-00	Office Supplies	\$0.00	\$0.00
55-5560-00	Postage	\$800.00	\$500.00
55-5565-00	Printing & Copies	\$1,500.00	\$1,500.00
55-5567-00	Coupon Costs	\$0.00	\$1,050.00
55-5570-00	Records & Equip Storage	\$100.00	\$100.00
55-5575-00	Management Admin Fees	\$2,000.00	\$2,000.00
55-5580-00	Supplemental Mgmt	\$0.00	\$0.00
55-5590-00	Misc General & Admin	\$1,500.00	\$0.00
55-5595-00	Collections Write-Off Expense	\$2,000.00	\$1,000.00
<b>Personnel Expenses</b>			
56-5692-00	Employer FICA	\$5,000.00	\$5,800.00
56-5696-00	Attendant Payroll	\$11,750.00	\$11,750.00
56-5697-00	Facilities Manager	\$45,500.00	\$46,500.00
56-5699-00	Payroll Administrative Expense	\$2,200.00	\$2,200.00
<b>Utilities</b>			
60-6010-00	Water / Sewer	\$3,000.00	\$8,000.00
60-6021-00	Electricity - Clubhouse	\$21,000.00	\$25,000.00

60-6022-00	Electricity - Fountain	\$5,000.00	\$5,000.00
60-6023-00	Electricity – Lights & Street Lights	\$13,000.00	\$12,000.00
60-6030-00	Gas	\$14,912.00	\$17,000.00
60-6040-00	Telephone/Internet	\$6,700.00	\$8,300.00
<b>Repairs &amp; Maintenance</b>			
65-6500-00	Building & Site Maintenance	\$7,000.00	\$2,650.00
65-6510-00	Electrical Repairs	\$2,000.00	\$0.00
65-6520-00	Plumbing Repairs	\$2,100.00	\$4,000.00
65-6525-00	Pest Control no-contract	\$0.00	\$0.00
65-6526-00	Fitness	\$1,000.00	\$0.00
65-6527-00	Mat & Air Freshener Services	\$7,500.00	\$8,400.00
65-6533-00	Community Center Supplies	\$4,500.00	\$2,500.00
65-6540-00	HVAC Repair & Maint	\$6,000.00	\$8,700.00
65-6542-00	Irrigation System Repairs	\$2,000.00	\$0.00
65-6550-00	Noncontract Grounds Maint	\$2,000.00	\$0.00
65-6555-00	Tree Removal and Replacement	\$2,000.00	\$5,000.00
65-6560-00	Snow Removal	\$44,850.00	\$52,000.00
65-6571-00	Pool Repairs & expenses	\$8,000.00	\$15,000.00
65-6588-00	Sprinkler System Repairs	\$1,500.00	\$1,500.00
65-6592-00	Signs Maintenance -	\$0.00	\$0.00
<b>Contractual Services</b>			
70-7000-00	Audit & Accounting	\$2,800.00	\$2,800.00
70-7010-00	Management Fees	\$39,336.00	\$30,000.00
70-7020-00	Lawn/Grounds Contract	\$260,000.00	\$242,000.00
70-7025-00	Pool Contract	\$10,800.00	\$14,000.00
70-7030-00	Janitorial Contract Svcs	\$7,200.00	\$12,600.00
70-7048-00	Fountain SWMP Cont. & Repairs	\$8,000.00	\$7,300.00
70-7050-00	Fire Alarm/System Maint Contract	\$3,000.00	\$3,000.00
70-7052-00	HVAC Service Contract	\$6,800.00	\$9,400.00
70-7070-00	Trash Removal	\$61,302.00	\$68,000.00
70-7075-00	Pest Control Contract	\$3,000.00	\$3,300.00
70-7076-00	Mosquito Spraying	\$1,400.00	\$1,400.00
70-7077-00	Wildlife Deterrant	\$2,000.00	\$0.00
<b>Insurance</b>			
75-7500-00	Package Policy	\$21,000.00	\$35,000.00
<b>Taxes</b>			
80-8020-00	Federal Income Tax	\$7,000.00	\$7,000.00
80-8030-00	State Income Tax	\$1,500.00	\$1,500.00
<b>Non-Operating Exp</b>			
90-9010-00	Contribution to Replacement Reserve	\$70,000.00	\$70,000.00
<b>Expense Accounts Total</b>		<b>\$756,800.00</b>	<b>\$783,300.00</b>
<b>Reserve Accounts</b>			
<b>Income Accounts</b>			
<b>Reserve Income</b>			

45-4510-00	Reserve Contribution from Operating	\$70,000.00	\$70,000.00
45-4550-00	Reserve Interest Income	\$0.00	\$20,000.00
Income Accounts Total		\$70,000.00	\$90,000.00
Expense Accounts			
		\$0.00	\$0.00
Expense Accounts Total		\$0.00	\$0.00
Reserve Accounts Net		\$70,000.00	\$90,000.00