Chattahoochee Cove Operating Expense Budget 2024

Budget Line items:	Plan Year 2019	Plan Year 2020	Plan Year 2021	Plan Year 2022	Plan Year 2023	Plan Year 2024	% to Total of Budget	Monthly per unit - each Household
Revenue (Operating Income/monthly fees)	**$ 244,860**	**$ 258,720**	**$ 258,720**	**$ 267,960**	**$ 272,580**	**$ 277,200**		
Utility Expenses								
Electric (street lights/front signage)	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500	$ 4,500		
Water and Sewer *	$ 130,125	$ 143,985	$ 143,985	$ 150,600	$ 153,220	$ 150,600		
subtotal	**$ 134,625**	**$ 148,485**	**$ 148,485**	**$ 155,100**	**$ 157,720**	**$ 155,100**	**56%**	**$84**
Landscape Expenses								
Irrigation/frontage tree maintenance	$ 3,000	$ 3,000	$ 3,000	$ 3,500	$ 3,500	$ 3,500		
Seasonal Flowers frontage (2 beds x 2/yr)	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000		
Pinestraw annual	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 5,000	$ 5,000		
Retention Pond maintenance	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000		
Landscape Contracted Maintenance	$ 50,400	$ 50,400	$ 50,400	$ 50,400	$ 50,400	$ 50,400		
subtotal	**$ 59,400**	**$ 59,400**	**$ 59,400**	**$ 59,900**	**$ 60,900**	**$ 60,900**	**22%**	**$33**
General Operating Expenses								
General Mtnce - front entrance pressure wash/paint, facility rent, fire hydrants flush, etc.	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500		
Plumbing repairs for main water lines	$ 11,120	$ 11,000	$ 11,000	$ 11,200	$ 11,200	$ 13,820		
Insurance	$ 2,000	$ 2,000	$ 2,000	$ 2,200	$ 2,200	$ 2,200		
Legal Fees	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000		
Property Taxes	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150		
Management Fee - contracted to Sharpers	$ 11,600	$ 11,900	$ 12,200	$ 12,800	$ 13,800	$ 14,500		
Administrative Supplies (Sharpers)	$ 1,500	$ 1,500	$ 1,500	$ 2,000	$ 2,000	$ 2,000		
Accounting Fees/web page maintenance	$ 300	$ 300	$ 300	$ 430	$ 430	$ 430		
subtotal	**$ 32,170**	**$ 32,350**	**$ 32,650**	**$ 34,280**	**$ 35,280**	**$ 38,600**	**14%**	**$21**
TOTAL OPERATING EXPENSES	**$ 226,195**	**$ 240,235**	**$ 240,535**	**$ 249,280**	**$ 253,900**	**$ 254,600**		
RESERVE CONTRIBUTION (road resurface)	**$ 18,665**	**$ 18,485**	**$ 18,185**	**$ 18,680**	**$ 18,680**	**$ 22,600**	**8%**	**$12**
Monthly Fee per unit	**$ 132.50**	**$ 140.00**	**$ 140.00**	**$ 145.00**	**$ 147.50**	**$ 150.00**	**100%**	**$150.00**

* Gwinnett Co Water Resource Dept administered 4.5% annual increase in 2023; 2024 has not been revealed to date