

Cheshire Forest			
2019 Adopted Budget			
		2019	
		Adopted	NOTES
<b>INCOME</b>			
6310	Assessment Income	\$223,520.00	Assessments
6335	Insurance Claim Income	\$0.00	Insurance claim proceeds
6340	Late Fee Income	\$2,000.00	Late fees collected
6350	Legal Fees Reimbursement	\$0.00	Reimbursement to the Association for legal fees incurred during collection
6370	Owner Collection Costs	\$0.00	Reimbursement to the Association for legal fees incurred during collection
6380	NSF Fee Income	\$0.00	NSF fees collected
6390	Interest Income	\$1,000.00	Interest
6395	Triathlon Income	\$1,000.00	Income received from the Triathlon
6480	Pool Income (Passes/Rental)	\$100.00	Income from pool rentals
6810	Recreation Building Income	\$5,000.00	Clubhouse rental income
6915	Non-Compliance Assessment	\$0.00	Non-compliance assessments
6920	Misc. Income	\$0.00	
6922	Newsletter Income	\$0.00	Income from ads in the newsletter
6940	Cell Tower Lease Income	\$7,200.00	Rental income from the cell tower
6950	Tennis Court Key Dep Income	\$0.00	Tennis court key income
<b>TOTAL INCOME:</b>		<b>\$239,820.00</b>	
<b>EXPENSES</b>			
<b>GENERAL &amp; ADMINISTRATIVE</b>			
7010	Management & Accounting Fees	\$40,216.00	Contracted Fee includes storage
7140	Audit & Tax Preparation	\$4,900.00	Cost of tax preparation and audit
7150	Neighborhood Watch	\$200.00	Neighborhood watch expenses
7159	Legal Fees - Owner	\$0.00	Legal Fees - owner collection expenses
7160	Legal Fees	\$2,000.00	Cost of legal counsel
7250	Bank Charges/Coupon Printing	\$1,300.00	Bank service charges and coupon printing expense (2.75 per coupon book)
7260	Postage & Mail	\$2,000.00	Postage expense
7990	Bad Debt Expense	\$0.00	Write off uncollectable accounts to Bad Debt
7300	Corporate Fees	\$300.00	SCC & DPOR Annual Fees
7410	Newsletter	\$1,000.00	Newsletter expenses
7320	Office Supplies	\$300.00	Office supplies utilized by the association
7400	Printing & Reproduction	\$3,500.00	Cost of copies and reproduction (ACC Mailing)
7280	Property Insurance	\$8,500.00	Insurance on common area
7175	Board Training	\$350.00	CAI Day &/or classes for Board Members

		<b>2019</b>	
		<b><u>Adopted</u></b>	<b><u>NOTES</u></b>
7430	Tax - Federal & State	\$200.00	Taxes
7440	Stormwater	\$1,500.00	Stormwater fees
7890	Misc. General & Administrative	\$300.00	Misc. general & administrative expenses
<b>TOTAL GENERAL &amp;</b>		<b>\$66,566.00</b>	
<u>COMMITTEES:</u>			
7182	Easter-Social	\$1,000.00	Money budgeted for the Easter social
7183	Adult Bash-Social	\$3,250.00	Money allocated for the Adult Bash
7184	Pizza By The Pool Social	\$1,200.00	Funds for pizza by the pool socials
7185	Committee - Beautification	\$200.00	Allocated funds for the Beautification Committee
7186	Fourth of July-Social	\$1,200.00	Funds for the fourth of July Social
7187	Halloween-Social	\$900.00	Money budgeted for the Halloween social
7188	Holiday-Children's	\$500.00	Funds for holiday-children's xmas party
7189	Misc. Social Expenses	\$400.00	Misc. social expenses include signage
NEW	Brew and Stew Committee	\$200.00	
7191	Holiday-Decorating Committee	\$250.00	Funds for the procurement of holiday decorations
7192	Social Comm-Youth Triathlon	\$1,500.00	Funds for the Triathlon
<b>TOTAL SOCIAL</b>		<b>\$10,600.00</b>	
<u>POOL EXPENSES</u>			
8210	Pool Operation & Mgmt.	\$34,000.00	Contracted fee
8240	Pool Supplies &	\$3,500.00	Funds allocated for pool repairs &/or supplies
9070	Pool Furniture	\$2,000.00	Money allocated for additional pool furniture
<b>TOTAL POOL EXPENSES:</b>		<b>\$39,500.00</b>	
<u>LANDSCAPING</u>			
9612	Grounds Improvement & Repair	\$7,000.00	Allocated funds for grounds improvement or repairs
9610	Lawn maint. & Landscaping	\$43,714.00	Contracted fee
9611	Irrigation	\$500.00	Irrigation system contract and repairs
<b>TOTAL LANDSCAPING:</b>		<b>\$51,214.00</b>	
<u>UTILITIES</u>			
8340	Telephone & ISP	\$2,650.00	Phone & Internet fees
8910	Electricity	\$10,000.00	Common electric
8360	Gas	\$1,400.00	Common gas
9030	Waste Disposal	\$640.00	Trash removal from the clubhouse (contract and owner)
8930	Water & Sewer	\$2,000.00	Common water & sewer
<b>TOTAL UTILITIES:</b>		<b>\$16,690.00</b>	

		<b>2019</b>	
		<b><u>Adopted</u></b>	<b><u>NOTES</u></b>
	<u>MAINTENANCE</u>		
9010	Alarm Service	\$500.00	Contracted fee
9050	Dunung & Fence Maintenance	\$5,000.00	Maintenance to building fence and grounds
9020	Clubhouse Expense	\$2,000.00	Misc. clubhouse repairs
9040	Cleaning Expenses	\$3,500.00	Janitorial services (\$175/month + 35 events/yr)
9750	Extermination-Termite/Rodent	\$400.00	Termite & rodent control expense
9060	Tennis Court Maintenance	\$1,000.00	Maintenance to the tennis courts
9080	Electrical Repair	\$1,000.00	Funds for electrical repairs to common elements
9090	Signs	\$500.00	Sign maintenance
	<b>TOTAL MAINTENANCE:</b>	<b>\$13,900.00</b>	
	<u>REPLACEMENT AND OPERATING RESERVES</u>		
9910	Replacement Reserve - Deposit	\$42,459.00	Replacement Reserves for future repairs/replacements (Based on Cash Flow Method per current Study)
9912	Replacement Reserve - Interest	\$0.00	Interest
9920	Contribution to Operating Reserve	(\$1,109.00)	Contingency fund - insurance deductibles, storm damage, unbudgeted items.
9930	Operating Reserve - Interest	\$0.00	Interest
	<b>TOTAL RESERVE:</b>	<b>\$41,350.00</b>	
	<u>CAPITAL RESERVES</u>		
9915	Capital Improvement - Interest	\$0.00	Interest
	<b>TOTAL CAPITAL</b>	<b>\$0.00</b>	
	<b>TOTAL EXPENSES:</b>	<b>\$239,820.00</b>	
	<b>TOTAL YEAR NET</b>	<b>\$0.00</b>	
As of July 31, 2018 there is \$262880.43 in Replacement Reserves.			
There is \$15,217.00 due for replacement reserve expenses in 2019 per the current Reserve Study. The Association is funding the replacement reserves according to the reserve study.			