

CHIMNEY HILL COMMUNITY ASSOCIATION 2019 Budget

INCOME:	2017	2018	2019
ASSOC DUES 239x1307	\$ 299,303.00	304,531.00	\$ 312,373.00
LONG TERM RESERVES	\$ (38,000.00)	\$ (43,228.00)	\$ (43,000.00)
ALLOWANCE for BAD DEBTS	\$ (8,000.00)	\$ (8,000.00)	\$ (8,000.00)
OPERATING ASSESSMENT INCOME	\$ 253,303.00	\$ 253,303.00	\$ 261,373.00
Carry over	\$ 16,697.00	\$ 16,697.00	\$ 16,627.00
OTHER SOURCES OF INCOME	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
TOTAL OPERATING & OTHER INCOME	\$ 300,000.00	\$ 300,000.00	\$ 308,000.00
EXPENSES:			
<u>ADMINISTRATIVE</u>			
Insurance Premiums	\$ 15,000.00	\$ 16,000.00	\$ 16,000.00
Bank Charges	\$ 1,000.00	\$ 800.00	\$ 800.00
Legal Services & Retainer	\$ 3,300.00	\$ 3,300.00	\$ 3,300.00
Collection Expense	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
CPA Services	\$ 5,000.00	\$ 8,000.00	\$ 8,000.00
Education & CAI Memberships	\$ 4,000.00	\$ 3,500.00	\$ 3,500.00
Mileage	\$ 2,000.00	\$ 300.00	\$ 200.00
Salaries & Related Taxes	\$ 104,000.00	\$ 99,000.00	\$ 95,000.00
TOPS (accounting software)	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Insurance Deductible	\$ 500.00	\$ 500.00	\$ 500.00
Office Supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Equipment Maintenance	\$ 2,100.00	\$ 2,100.00	\$ 2,000.00
Postage	\$ 5,000.00	\$ 5,000.00	\$ 7,000.00
Printing/Copying	\$ 4,000.00	\$ 4,000.00	\$ 6,000.00
Operational Contingency/ Reserve Study	\$ 6,350.00	\$ 6,350.00	\$ 6,350.00
IT/Website	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
<u>UTILITIES</u>			
Electricity	\$ 12,500.00	\$ 15,000.00	\$ 18,000.00
Water/Sewage	\$ 8,400.00	\$ 8,400.00	\$ 9,000.00
Security Alarm System	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Telephone/Internet	\$ 4,800.00	\$ 5,000.00	\$ 5,000.00
<u>MAINTENANCE</u>			
General (playgrounds, etc)	\$ 5,000.00	\$ 5,250.00	\$ 5,250.00
Landscaping Contract	\$ 20,500.00	\$ 20,500.00	\$ 20,500.00
Grounds	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Trash Collection	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Pest control	\$ 450.00	\$ 500.00	\$ 500.00
<u>RECREATION</u>			
Pool Contract	\$ 55,600.00	\$ 54,000.00	\$ 58,700.00
Pool Maintenance	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00
Pool Supplies	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Recreation/Events	\$ 3,500.00	\$ 3,500.00	\$ 3,400.00
Cluhouse/office Cleaning	\$ 500.00	\$ 500.00	\$ 500.00
Total	\$ 300,000.00	\$ 300,000.00	\$ 308,000.00