

Chesney Glen HOA - 2025 BUDGET

		\$232 x 78		\$232 x 78	
- Checking/Savings Bank Balance: as of 9/30/24 = \$24,161		2024 Budget	2024 Year Est. Actuals	2025 Budget	Notes (78 Homes)
Income					Last increase in 2024 - \$12 increase; x 78 homes
Assessment Income					
Annual Assessments		18,096.00	18,096.00	18,096.00	
Late & Other Fees		0.00	0.00	0.00	
Total Assessment Income		18,096.00	18,096.00	18,096.00	
Total Income		18,096.00	18,096.00	18,096.00	
Expense					
Administration					
Annual Tax Prep		225.00	235.00	235.00	CPA Tax Filings
Legal- Collections & Covenants		250.00	0.00	0.00	
Liability Insurance		1,100.00	927.00	1,000.00	
Management Contract		6,180.00	6,180.00	6,480.00	First increase since 2020
Meetings & Social		150.00	0.00	150.00	Low Activity
PO Box Rental		0.00	0.00	0.00	To be closed
Total Administration		7,905.00	7,342.00	7,865.00	
Grounds and Pond					
BFP Inspection		100.00	0.00	0.00	Included in BMP Contract
BMP Maintenance Contract		1,640.00	1,640.00	1,680.00	quarterly site inspections
BMP Pond Mowings		390.00	680.00	1,430.00	4 Mowings during grow season
Entrance Maintenance Extras		100.00	390.00	100.00	
Grounds Maintenance Contract		5,100.00	5,100.00	5,355.00	Entrance only
Total Grounds and Pond		7,330.00	7,810.00	8,565.00	
Utilities					
Electric		525.00	513.00	525.00	Increased Rates
Irrigation Water		60.00	4.00	15.00	
Total Utilities		585.00	517.00	540.00	
Total Expense		15,820.00	15,669.00	16,970.00	
Net Income		2,276.00	2,427.00	1,126.00	Reserve Savings Deposit = Income - Total Expenses

