

Chatham Forest HOA  
Approved 2022 Budget

Number of units 214 Frequency Quarterly  
For year beginning 1/1/2022 and ending 12/31/2022

Acct. # Category	2021 APPROVED BUDGET	2020 8 months Actuals	2022 Budget
<b>Income:</b>			
4020 Assessments	85,600.00	\$100/QTR 56,773.47	85,600.00 \$100/Quarter
4060 Late Charges	750.00	1,728.92	1,000.00
4100 Interest-Operating	10.00	0.00	10.00
4291 ARB review fee	0.00	0.00	0.00
4295 Misc. Construction Depos	0.00	-5,000.00	0.00
4340 Interest-Reserves	175.00	138.17	185.00
4350 Interest Alloc to Reserves	-175.00	-138.17	-185.00
4293 Legal Fees Recovered	500.00	0.00	500.00
4969 Allowance for Doubtful Accts	-250.00	-166.68	-250.00
<b>Total:</b>	<b>53,335.71</b>	<b>53,335.71</b>	<b>86,860.00</b>
<b>Expenses:</b>			
<b>Building Maintenance:</b>			
5260 Water/Sewer	300.00	587.50	600.00
5300 Electric Power	325.00	249.71	375.00
<b>Total:</b>	<b>625.00</b>	<b>837.21</b>	<b>975.00</b>
<b>Grounds Maintenance:</b>			
6036 Grounds/Lights/Fence/sign	500.00	0.00	500.00
6040 Contracted Lawn Service	20,468.88	13,645.92	23,500.00
6045 Additional Landscape	3,320.00	3,003.79	3,500.00
6060 Mulch	3,000.00	2,040.00	3,500.00
6157 Pet Stations/Maintenance	500.00	0.00	1,000.00
6111 Plants	900.00	492.75	900.00
6306 Common Area Improv	0.00	0.00	0.00
6320 Stormwater drainage	5,000.00	950.00	5,000.00
6240 Tree Trim & Removal	18,000.00	7,270.00	15,000.00
6507 Playground	1,000.00	0.00	1,000.00
6581 Unexpected Expenses	1,000.00	600.00	1,185.00
<b>Total:</b>	<b>53,688.88</b>	<b>28,002.46</b>	<b>55,085.00</b>
<b>Administration/Mngt.</b>			
8020 Management Fee	14,400.00	9,600.00	14,400.00
8040 Postage	500.00	224.20	600.00
8060 Copies/Printing/Supplies	3,600.00	1,176.55	2,000.00
8061 Web Site	600.00	0.00	600.00
8080 CPA Services	350.00	256.00	350.00
8100 Legal Expense	7,500.00	10,833.35	5,000.00
8106 Legal Expense Collections	1,000.00	1,427.17	1,000.00
8120 Insurance	4,500.00	2,209.92	4,500.00
8321 Social	2,000.00	200.00	2,000.00
8381 Annual Meeting Expense	350.00	0.00	350.00
<b>Total:</b>	<b>34,800.00</b>	<b>25,927.19</b>	<b>30,800.00</b>
<b>Total Oper. Exp.</b>	<b>89,113.88</b>	<b>89,113.88</b>	<b>86,860.00</b>
<b>Reserves:</b>			
9170 Deferred Reserves	0.00	0.00	0.00
9175 Capital Improvements	48,606.00	32,404.00	0.00
9685 Unrestrictive general	0.00	0.00	0.00
<b>Total:</b>	<b>48,606.00</b>	<b>32,404.00</b>	
9980 <b>Total Exp.</b>	<b>137,719.88</b>	<b>87,170.87</b>	<b>86,860.00</b>
9990 <b>Net Surplus (Deficit)</b>	<b>-51,109.00</b>	<b>From Resv. -33,835.16</b>	<b>0.00</b>
<b>Notes:</b>			
<b>Capital Improvements:</b>			
<b>Trees:</b>		1,000	
8 Crape Myrtles @ Thompson entrance		0	
Monument sign plantings		1,000	
<b>Sign Management</b>		2,605	
Street blades		2,000	
Stop sign frames		480	
Acorn replacment		125	
<b>Monument Sign</b>		15,000	
<b>Playground Improvement</b>		30,000	
All ages activity park aks playground		29,000	
Court resurfacing/pickball		1,000	