

Chestnut Springs Homeowners Association, Inc.

	Account	Description	2025 Budget	2025 Actual as of 10/31/2025	2026 Budget
Operating Accounts					
Income Accounts					
(not specified)					
	40-4000	Member Assessments	\$169,757.00	\$169,684.05	\$169,490.00
	40-4001	Delinquent Assessments/Late Fees	\$0.00	\$2,357.50	\$0.00
	40-4007	Delinquent Interest	\$0.00	\$803.16	\$0.00
	40-4104	Clubhouse Rental Fee	\$0.00	\$2,460.00	\$0.00
	40-4500	Other Income	\$0.00	\$125.00	\$0.00
New					
Income Accounts Total			\$169,757.00	\$175,429.71	\$169,490.00
Expense Accounts					
Administrative					
	50-5020	Community Management Fees	\$5,448.00	\$3,640.00	\$5,460.00
	50-5028	Collection Fees	\$250.00	\$0.00	\$600.00
	50-5029	Legal Fees	\$1,000.00	\$2,256.98	\$2,362.00
	50-5040	Tax Prep	\$295.00	\$295.00	\$295.00
	50-5112	Incorporation Fee	\$30.00	\$35.00	\$35.00
	50-5115	Office & Administration	\$1,500.00	\$1,113.93	\$1,697.00
	50-5116	Supplies	\$500.00	\$236.19	\$315.00
	50-5120	Postage and Copies	\$0.00	\$263.05	\$1,000.00
	50-5121	Web-Site Main/Set-up	\$600.00	\$0.00	\$1,000.00
	50-5123	Signs	\$0.00	\$2,135.20	\$0.00
Insurance					
	52-5201	Insurance: Other	\$8,603.00	\$1,849.66	\$7,359.00
	52-5231	Insurance: Umbrella Policy	\$0.00	\$1,834.66	\$0.00
Misc.					
	53-5300	Social Committee	\$2,000.00	\$1,459.01	\$2,000.00
	53-5500	Misc	\$1,600.00	\$0.00	\$0.00
Clubhouse/Pool/Amenities/Common Areas					
	60-6005	Amenities Maintenance Contract	\$250.00	\$945.00	\$0.00
	60-6010	Clubhouse Repairs	\$2,500.00	\$0.00	\$2,500.00
	60-6012	Cable TV	\$1,000.00	\$525.67	\$800.00
	60-6013	Internet	\$1,300.00	\$838.79	\$1,197.00
	60-6019	Playground	\$0.00	\$0.00	\$12,500.00
	60-6020	Tennis Court	\$9,000.00	\$3,211.20	\$13,500.00
	60-6048	Pool Repair	\$8,000.00	\$419.00	\$6,000.00
	60-6050	Pool Health Inspection	\$315.00	\$315.00	\$315.00
	60-6100	Pool: Contract	\$28,000.00	\$28,174.12	\$30,000.00
	60-6101	Pool Supplies	\$2,000.00	\$0.00	\$0.00
	60-6103	Furniture & Fixtures	\$500.00	\$0.00	\$500.00

	60-6105	Clubhouse Supplies	\$600.00	\$0.00	\$500.00
	60-6106	Housekeeping	\$0.00	\$0.00	\$2,400.00
Utilities Clubhouse					
	61-6101	Telephone: Clubhouse	\$900.00	\$0.00	\$675.00
	61-6102	Telephone: Pool	\$0.00	\$483.19	\$0.00
	61-6132	Electricity: Pool Pump	\$2,150.00	\$0.00	\$1,891.00
	61-6133	Electricity: Pool Club House	\$0.00	\$1,243.00	\$0.00
Utilities Grounds					
	63-6302	Electricity: Common Area	\$4,250.00	\$2,812.59	\$4,732.00
	63-6305	Electricity: Sprinklers	\$450.00	\$280.00	\$420.00
	63-6314	Electricity: Entry Sign	\$500.00	\$287.00	\$432.00
	63-6335	Water & Sewer	\$1,350.00	\$522.28	\$696.00
	63-6336	Pest Control	\$675.00	\$645.00	\$860.00
	63-6338	Trash Removal/Sanitation	\$425.00	\$275.64	\$368.00
Landscape					
	70-7000	Landscaping: Contract	\$12,540.00	\$10,565.00	\$15,580.00
	70-7007	Landscaping: Tree Removal	\$10,000.00	\$2,800.00	\$8,500.00
	70-7010	Landscaping: Flowers & Trees	\$1,000.00	\$0.00	\$0.00
	70-7011	Landscaping: Improvements	\$1,200.00	\$0.00	\$0.00
	70-7012	Landscaping: Mulch	\$2,850.00	\$3,060.00	\$3,150.00
	70-7063	Lake Clean-up	\$9,000.00	\$0.00	\$0.00
	70-7064	Retention Pond Clean-up	\$0.00	\$3,665.00	\$3,780.00
	70-7110	Water Irrigation	\$475.00	\$176.52	\$475.00
Repairs and Maintenance					
	85-8501	Plumbing Repair	\$0.00	\$0.00	\$500.00
	85-8519	Property Repair / Maintenance	\$2,000.00	-\$2,135.20	\$1,500.00
	85-8521	Property Improvements	\$1,500.00	\$105.99	\$141.00
	85-8530	Gutter and Pressure Cleaning	\$500.00	\$0.00	\$500.00
	85-8540	Termite Bond	\$300.00	\$0.00	\$0.00
Drive Gates					
	86-8508	Gates Service & Installation	\$500.00	\$0.00	\$0.00
	86-8509	Gate Key & Key Fob	\$0.00	\$0.00	\$1,500.00
Transfer					
	89-8900	Transfer out of Operating	\$41,901.00	\$0.00	\$31,455.00
New					
Expense Accounts Total			\$169,757.00	\$74,333.47	\$169,490.00
Operating Accounts Net			\$0.00	\$101,096.24	\$0.00
Reserve Accounts					
Income Accounts					
Income					
	41-4009	Transfer to Reserve from operating	\$41,901.00	\$0.00	\$31,455.00
New					
Income Accounts Total			\$41,901.00	\$0.00	\$31,455.00

Expense Accounts					
Reserve					
	99-9045	Major Tennis Court Repair-(Reserve)	\$7,000.00	\$0.00	\$0.00
New					
Expense Accounts Total			\$7,000.00	\$0.00	\$0.00
Reserve Accounts Net			\$34,901.00	\$0.00	\$31,455.00