

CHEROKEE RIDGE ESTATES 2025 GENERAL FUND BUDGET

	2025	2024	2024 YE	2024 YTD	2023 YE	2023
Beginning Balance	Budget	Budget	Projection	Actuals	Actuals	Budget
General Fund Checking	5,642	6,947	5,675	5,675	5,675	36,963
General Fund Savings	25,000	10,000	25,000	25,000	25,000	162,457
Beginning Balance Total	\$30,642	\$16,947	\$30,675	\$30,675	\$30,675	\$199,420
Income						
Property Taxes	252,056	230,372	238,500	233,460	141,958	142,898
Specific Ownership Taxes	17,627	19,428	17,500	14,245	13,305	11,432
Senior/Veteran Exempt	1,017	950	1,036	1,036	939	429
SB22-238/SB23B-001 Backfill	0	0	3,706	3,706		
Interest	8,000	8,000	16,500	15,287	14,233	3,000
Late Fees	0	0	60	60	15	0
Late Interest	0	0	32	32		0
Gate Controls	100	100	100	100	50	0
HOA Flowers/Holiday Lights	3,000	2,500	2,500	2,500		2,760
Other	0	359	3,188	829	16,350	0
Income Total	\$281,800	\$261,709	\$283,122	\$271,255	\$186,850	\$160,519
TOTAL ASSETS	\$312,442	\$278,656	\$313,797	\$301,930	\$217,525	\$359,939
Expenses						
Management						
Management Fees	13,500	13,500	13,500	11,000	13,580	13,500
Accounting/Audit	1,100	1,000	1,000	1,000	980	1,000
County Treasurer Fees	4,000	2,500	4,000	3,574	2,145	1,800
Legal	25,000	23,000	19,000	13,832	34,771	22,500
Website	2,000	0	2,500	2,180	0	
Insurance	7,000	6,000	6,500	6,549	5,948	5,500
SDA Membership	500	500	458	458	449	425
Social Events	1,200	1,000	1,000	1,796	626	
CRE Directory & Guide	500			0		
Other	500	500	0	0		0
Management Total	\$55,300	\$48,000	\$47,958	\$40,389	\$58,499	\$44,725
Landscape Maintenance						
Improvements	500	500	716		685	500
Mowing	1,760	1,600	1,756	1,756	1,685	1,500
Beauty Bands	3,600	3,520	2,640	2,640	3,120	3,200
Fertilizer/Aeration	550	500	500	180	429	500
Weed Control	4,500	4,000	3,342	3,342	4,028	3,000
Tree Maintenance	1,500	2,000	520	520	6,219	2,000
Flowers	2,500	2,500	2,500	2,500	2,400	2,500
Flower beds/shrub maintenance	6,000	6,000	6,000	3,500	4,900	5,500
Irrigation Repairs	2,500	2,500	639	235	2,462	2,000
Pest Control	500	500	150	150		400
Other	500	0	0			0
Landscape Total	\$24,410	\$23,620	\$18,763	\$14,823	\$25,928	\$21,100
Grounds						
Lighting	1,000	1,000	0		2,070	1,000
Monuments	500	500	200			500
Holiday Lights	500	0	450		5,363	260
Gate	1,000	1,000	500	172	278	1,000
Snow Removal	12,000	12,000	7,084	3,084	1,441	12,000
Signs	100	100	0		14	
Other	500	500	0		8,059	0
Grounds Total	\$15,600	\$15,100	\$8,234	\$3,256	\$17,225	\$14,760
Utilities						
IREA, Century Link, Door King	3,150	3,150	3,250	3,089	3,008	3,000
Internet	708	708	708	531	708	750
Septic Inspection	7,500	6,000	6,840	6,840	5,400	4,750
Septic Maint/Pumping	8,000	9,000	6,599	6,599	6,305	7,000
Cellular Water Meter Data	500	500	500			
Utilities Total	\$19,858	\$19,358	\$17,897	\$17,059	\$15,421	\$15,500
Total Expenses	\$115,168	\$106,078	\$92,852	\$75,527	\$117,073	\$96,085
Reserves						
Transfer to Reserve Fund	166,274	145,000	190,376		181,500	220,000
Emergency Reserve (3%)	3,455	3,167	3,167			4,815
Transfer to Debt Service	0	0				0
Contingency	27,545	24,411	24,411			39,039
Reserve Total	\$197,274	\$172,578	\$217,954	\$0	\$181,500	\$263,854
Total Expenses & Reserve	\$312,442	\$278,656	\$310,806	\$75,527	\$298,573	\$359,939
Net Income/Loss	\$0	\$0	\$2,991	\$226,403	-\$81,048	\$0

CHEROKEE RIDGE ESTATES 2025 RESERVE FUND

	2025 Budget	2024 Budget	2024 YE Projections	2024 YTD Actuals	2023 YE Actuals
Beginning Balance					
Checking balance	0	34,036	13,885	13,885	13,885
Savings balance	275,000	229,321	219,497	219,497	219,497
Total Beginning Balance	\$275,000	\$263,357	\$233,382	\$233,382	\$233,382
Income					
Water fees	0	20,000	22,691	22,691	20,294
Water fee accuracy rebate	0	0	5,005	5,005	
Transfer From General Funds	166,274	145,000	190,376		181,500
Owner Well Reimbursement/Other			6,647	5,764	
Owner Meter Reimbursement			959		
Interest		25			48
Total Income	\$166,274	\$165,025	\$225,678	\$33,460	\$201,842
TOTAL ASSESTS	\$441,274	\$428,382	\$459,060	\$266,842	\$435,224
Expenses					
General Repairs, Paint, Stain etc.	10,000	14,000	6,207	6,207	232
Entry wall rebuild	20,000	0	0	0	
Well Maintenance	27,000	11,000	30,282	25,282	22,441
Replacement water meters	0	40,000	34,312	34,312	5,916
Road Repairs	16,000	30,000	42,624	42,624	
Storm Drainage Repairs	0	0	0	0	28,789
Other	0	0	0	0	
Total Expenses	\$73,000	\$95,000	\$113,425	\$108,425	\$57,378
Year End Reserves					
General Repairs	20,000	20,000	20,000	20,000	
Portico	10,000	10,000	10,000	10,000	
Lights	5,000	5,000	5,000	5,000	
Security Gates	10,000	10,000	10,000	10,000	
Grounds, Mulch, Trees	20,000	20,000	20,000	20,000	
Water Fees for Well Maintenance	85,000	85,000	85,000	85,000	
Road Repairs	100,000	100,000	100,000	100,000	
Storm Drainage Repairs	25,000	25,000	25,000	25,000	
Total Year End Reserves	\$275,000	\$275,000	\$275,000	\$275,000	\$0
YE District Surplus	\$93,274		\$69,676		
Net Income/Loss	\$0	\$58,382	\$959	-\$116,583	\$377,846

CHEROKEE RIDGE ESTATES 2025 DEBT SERVICE FUND

Income	2025 Total	2024 Budget	2024 YE Projections	2024 YTD Actuals	2023 YE Actuals
ColoTrust Beg Balance from prior year	106,598	102,012	102,673	102,673	
Property Taxes	63,864	69,628	71,500	70,149	68,039
Specific Ownership Taxes	4,466	5,872	5,071	4,279	6,377
Vet Exemp	300	600	304	304	45
SB22-238/SB23B-001 Backfill	0		1,088	1,088	
Interest Income	3,000	3,000	5,600	4,590	6,815
Transfer from Gen Fund	0	0	0	0	
Total Income	\$178,228	\$181,112	\$186,236	\$183,083	\$81,276
Expenses					
Bond Principle Series 2012	65,000	65,000	65,000	0	60,000
Bond Interest Series 2012	20,600	23,200	23,200	11,386	25,474
Treasurer Fees	2,000	2,000	2,000	1,074	1,028
Paying Agent Fees	500	500	500	0	500
Total Expenses	\$88,100	\$90,700	\$90,700	\$12,460	\$87,002
Required Reserves	90,100	90,100	90,100	90,100	90,000
Net Income/Loss	\$28	\$312	\$5,436	\$80,523	-\$95,726