

Chinquapin Homeowners Association, Inc							
	Account	Description	2025 Budget	2025 Actual (thru Nov)	2025 Remaining	2025 YE Projected	2026 Budget
Operating Accounts							
Income Accounts							
Income							
	60-160-50003-01	Operating Assessment	\$1,155,000.00	\$1,130,500.00	\$0.00	\$1,130,500.00	\$1,270,500.00
New		Special Assessment - Asset Purchase	\$0.00	\$0.00	\$0.00	\$0.00	\$224,205.30
	60-160-50180-01	Working Capital Contribution	\$0.00	-\$10,000.00	\$0.00	-\$10,000.00	\$0.00
	60-175-53000-01	Late Fees/Penalty Inc	\$1,000.00	\$9,402.71	\$955.34	\$10,358.05	\$0.00
	60-175-53050-01	Misc Income	\$10,000.00	\$310.00	\$833.37	\$1,143.37	\$0.00
	60-180-54010-01	ECC M/M Trust Interest Income	\$5,500.00	\$8,640.49	\$748.17	\$9,388.66	\$0.00
	60-185-55000-01	ECC Review Fees	\$1,000.00	\$3,250.00	\$250.00	\$3,500.00	\$0.00
New		Misc. Income	\$0.00	\$0.00	\$0.00	\$0.00	\$37,000.00
Income Accounts Total			\$1,172,500.00	\$1,142,103.20	\$2,786.88	\$1,144,890.08	\$1,531,705.30
Expense Accounts							
Operating Expenses			2025 Budget	2025 Actual (thru Nov)	2025 Remaining	2025 YE Projected	2026 Budget
	70-200-60000-01	Management Fee - IPM	\$15,141.00	\$13,879.25	\$1,261.75	\$15,141.00	\$30,000.00
	70-200-60005-01	Taxes	\$15,000.00	\$23,573.32	\$0.00	\$23,573.32	\$0.00
	70-200-60010-01	Legal Fees	\$500.00	\$750.00	\$0.00	\$750.00	\$1,500.00
	70-200-60015-01	Review/Audit & Tax Prep. CPA	\$500.00	\$395.00	\$0.00	\$395.00	\$1,000.00
New		Bank Payment for New Assets	\$0.00	\$0.00	\$0.00	\$0.00	\$346,501.80
	70-200-60020-01	Insurance	\$20,000.00	\$5,336.00	\$0.00	\$5,336.00	\$25,000.00
	70-200-60022-01	Insurance Cell Tower	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	70-200-60050-01	Office Expense	\$5,000.00	\$6,255.60	\$150.00	\$6,405.60	\$4,500.00
New		ABC Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00
	70-200-60085-01	Software Expenses	\$0.00	\$26.50	\$0.00	\$26.50	\$3,000.00
	70-200-60095-01	Bank Charges	\$100.00	\$132.50	\$0.00	\$132.50	\$0.00
New		Bank Fees - Loan Closing	\$0.00	\$0.00	\$0.00	\$0.00	\$8,500.00
	70-200-60100-01	Data Services	\$6,000.00	\$9,993.39	\$550.00	\$10,543.39	\$3,200.00
	70-200-60101-01	Owner/Community Events	\$80,000.00	\$52,912.34	\$0.00	\$52,912.34	\$40,000.00
	70-200-60120-01	Bad Debt Expense	\$5,000.00	\$0.00	\$0.00	\$0.00	\$1,500.00
	70-200-60130-01	Flat Creek Road Association Dues	\$600.00	\$500.00	\$1,500.00	\$2,000.00	\$500.00
	70-200-60135-01	Payroll	\$0.00	\$120,741.91	\$0.00	\$120,741.91	\$165,000.00
	70-200-60136-01	Payroll Taxes	\$0.00	\$58,058.68	\$0.00	\$58,058.68	\$13,200.00
	70-200-60137-01	Payroll Fees	\$0.00	\$1,197.75	\$0.00	\$1,197.75	\$6,000.00
	70-200-60138-01	Group Insurance	\$0.00	\$17,623.55	\$0.00	\$17,623.55	\$7,000.00
New		GM - 1099	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
	70-200-60140-01	Interest Expense Equipment	\$0.00	\$4,033.93	\$510.68	\$4,544.61	\$0.00
	70-300-66000-01	Club House Expense	\$8,000.00	\$7,904.93	\$332.97	\$8,237.90	\$10,000.00
New		Other Amenity Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
	70-300-66010-01	Pest Control	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
	70-400-77000-01	Grounds Mowing & Maintenance Contract	\$250,000.00	\$51,781.00	\$0.00	\$51,781.00	\$215,000.00
	70-400-77005-01	Common Area Expenses	\$325,000.00	\$251,233.84	\$378.42	\$251,612.26	\$115,000.00
	70-400-77010-01	Propane	\$0.00	\$939.22	\$0.00	\$939.22	\$0.00
	70-400-77025-01	Common Area Cleaning	\$0.00	\$19,855.88	\$0.00	\$19,855.88	\$10,000.00
New		Trails Maint	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00
	70-400-77030-01	Pond Maintenance / Stocking	\$15,000.00	\$2,265.46	\$297.41	\$2,562.87	\$7,000.00
	70-400-77041-01	Flowers & Plantings	\$28,000.00	\$25,164.46	\$6,891.07	\$32,055.53	\$25,000.00
	70-400-77042-01	Well Service Contract	\$18,000.00	\$5,500.00	\$500.00	\$6,000.00	\$6,500.00
	70-400-77043-01	Well & Water System Repairs	\$35,000.00	\$92,849.08	\$0.00	\$92,849.08	\$15,000.00
	70-400-77060-01	Water Testing & Treatment	\$12,000.00	\$2,265.41	\$117.43	\$2,382.84	\$3,000.00
	70-400-77065-01	Generator Service	\$2,000.00	\$3,392.53	\$608.83	\$4,001.36	\$5,000.00
	70-400-77070-01	Trash Removal	\$30,000.00	\$28,664.25	\$2,966.25	\$31,630.50	\$36,000.00
	70-400-77080-01	Roads & Parking	\$75,000.00	\$18,368.33	\$0.00	\$18,368.33	\$125,000.00
	70-400-77085-01	Building Repairs/Maintenance	\$0.00	\$105.93	\$0.00	\$105.93	\$20,000.00
	70-400-77090-01	Snow & Ice Services	\$8,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
	70-400-77095-01	Equipment Parts	\$0.00	\$25,370.28	\$564.91	\$25,935.19	\$14,000.00

\$3,850 per lot
\$6,666.67 per lot

	70-400-77100-01	Equipment Fuel	\$0.00	\$11,990.69	\$0.00	\$11,990.69	\$11,000.00
	70-400-77105-01	Equipment Repairs/Maintenance	\$0.00	\$3,288.17	\$0.00	\$3,288.17	\$1,000.00
	70-410-19000-01	Depreciation Equipment	\$0.00	\$32,083.31	\$4,583.33	\$36,666.64	\$0.00
	70-500-76000-01	Security Gate Repairs	\$9,000.00	\$8,277.49	\$898.80	\$9,176.29	\$8,000.00
	70-600-78000-01	Electric	\$18,000.00	\$15,843.40	\$966.88	\$16,810.28	\$17,000.00
	70-600-78010-01	Gas LP	\$4,000.00	\$331.71	\$0.00	\$331.71	\$3,000.00
Reserve Transfers							
	90-900-99000-01	Planned Reserves Transfer	\$165,000.00	\$165,000.00	\$0.00	\$165,000.00	\$150,000.00
Expense Accounts Total			\$1,151,841.00	\$1,088,885.09	\$23,078.73	\$1,111,963.82	\$1,529,301.80
Operating Accounts Net			\$20,659.00	\$53,218.11	-\$20,291.85	\$32,926.26	\$2,403.50
Reserve Accounts							
Income Accounts							
Income			2025 Budget	2025 Actual (thru Nov)	2025 Remaining	2025 YE Projected	2026 Budget
	60-160-50031-02	Reserve Assessment	\$165,000.00	\$165,000.00	\$0.00	\$165,000.00	\$150,000.00
	60-175-53005-02	Violation Fees - Reserves	\$0.00	\$3,800.00	\$0.00	\$3,800.00	\$0.00
	60-180-54050-02	M/M Reserve Interest Income	\$10,000.00	\$11,382.21	\$971.40	\$12,353.61	\$0.00
	60-180-54090-02	CD Interest Reserve	\$0.00	\$9,819.92	\$0.00	\$9,819.92	\$0.00
	60-185-56000-02	Construction Impact Fees	\$0.00	\$8,500.00	\$0.00	\$8,500.00	\$0.00
	60-185-56010-02	Water Tap/Connection Fees	\$30,000.00	\$33,000.00	\$3,000.00	\$36,000.00	\$0.00
	60-185-56015-02	Road Impact Fees	\$25,000.00	\$30,000.00	\$2,500.00	\$32,500.00	\$0.00
New							
Income Accounts Total			\$230,000.00	\$261,502.13	\$6,471.40	\$267,973.53	\$150,000.00
Expense Accounts							
Reserve Expenses			2025 Budget	2025 Actual (thru Nov)	2025 Remaining	2025 YE Projected	2026 Budget
	80-800-96005-02	Road Paving Reserve	\$0.00	\$67,960.00	\$0.00	\$67,960.00	\$0.00
	80-800-96006-02	Road Patching & Striping Reserve	\$0.00	\$3,800.00	\$0.00	\$3,800.00	\$0.00
	80-800-96007-02	Well System Replacement Reserve	\$0.00	\$82,916.50	\$0.00	\$82,916.50	\$0.00
	80-800-96008-02	Common Area Improvements Reserve	\$0.00	\$4,210.00	\$0.00	\$4,210.00	\$0.00
Reserve Transfers							
	90-900-99000-02	Transfer To Reserves	\$0.00	\$75,300.00	\$0.00	\$75,300.00	\$150,000.00
	90-900-99999-02	Reserve Transfer Offset	\$0.00	-\$75,300.00	\$0.00	-\$75,300.00	-\$150,000.00
New							
Expense Accounts Total			\$0.00	\$158,886.50	\$0.00	\$158,886.50	\$0.00
Reserve Accounts Net			\$230,000.00	\$102,615.63	\$6,471.40	\$109,087.03	\$150,000.00