

CHEROKEE RIDGE ESTATES 2026 GENERAL FUND BUDGET

	2026 Budget	2025 Budget	2025 YE Projection	2025 YTD Actuals	2024 YE Actuals
Beginning Balances					
Checking	16,500	5,642	16,500	44,926	39,858
Savings	25,000	25,000	25,000	190,178	34,017
Beginning Balance Total	\$41,500	\$30,642	\$41,500	\$235,104	\$73,875
Income					
Property Taxes	220,656	252,056	251,091	248,512	235,433
Specific Ownership Taxes	15,446	17,627	18,000	16,085	17,097
Senior/Veteran Exempt	800	1,017	1,069	1,069	1,035
SB22-238	0	0	0	0	3,706
Interest	14,000	8,000	17,000	14,166	17,948
Late Fees	0	0	0	0	60
Late Interest	0	0	0	0	32
Gate Controls	100	100	100	100	100
HOA Flowers/Holiday Lights	3,000	3,000	2,800	2,300	2,900
Other	0	0	432	0	13,615
Income Total	\$254,002	\$281,800	\$290,492	\$282,232	\$291,926
TOTAL ASSETS	\$295,502	\$312,442	\$331,992	\$517,336	\$365,801
Expenses					
Management					
Management Fees	13,500	13,500	13,500	11,000	13,200
Accounting/Audit	1,200	1,100	1,050	1,050	1,000
County Treasurer Fees	4,500	4,000	4,000	3,752	3,606
Legal	17,000	25,000	13,500	10,328	15,761
Website	2,000	2,000	1,680	1,680	2,180
Insurance	8,000	7,000	6,500	445	13,248
SDA Membership	550	500	447	447	458
Social Events	1,200	1,200	0	0	1,795
CRE Directory & Guide	0	500	480	480	0
Other	500	500	0	0	0
Management Total	\$48,450	\$55,300	\$41,157	\$29,182	\$51,248
Landscape Maintenance					
Improvements	500	500			0
Mowing	2,000	1,760	1,860	1,860	2,640
Beauty Bands	3,600	3,600	2,913	2,560	1,756
Fertilizer/Aeration	600	500	120	1,080	180
Weed Control	5,000	4,500	5,535	4,379	3,406
Tree Maintenance	400	1,500	0	0	520
Flowers	2,500	2,500	2,300	2,300	2,500
Flower beds/shrub maintenance	6,000	6,000	4,900	4,200	4,900
Irrigation Repairs	2,500	2,500	2,172	2,172	415
Snow Removal	10,000	12,000	2,000	1,199	3,592
Pest Control	500	500	0	0	150
Other	500	500	0	0	0
Landscape Total	\$34,100	\$36,410	\$21,800	\$19,750	\$20,059
Grounds					
Lighting	1,000	1,000	540	540	0
Monuments	500	500	276	276	200
Holiday Lights	500	500	500	500	400
Gate	1,000	1,000	8,200		1,047
Signs	100	100			35
Other	500	500			0
Grounds Total	\$3,600	\$3,600	\$9,516	\$1,316	\$1,682
Utilities					
IREA, Century Link, Door King	3,200	3,150	3,036	2,755	2,979
Internet	720	708	708	590	708
Septic Inspection	7,850	7,500	7,600	7,600	6,840
Septic Maint/Pumping	9,500	8,000	8,550	8,550	6,599
Cellular Water Meter Data	492	500	308	308	500
Utilities Total	\$21,762	\$19,858	\$20,202	\$19,803	\$17,626
Total Expenses	\$107,912	\$115,168	\$92,675	\$70,051	\$90,615
Reserves					
Transfer to Reserve Fund	144,380	163,274	224,317		
Emergency Reserve (3%)	3,237	3,455			
Transfer to Debt Service	0	0	6,000		
Contingency	39,973	30,545	9,000		
Reserve Total	\$187,590	\$197,274	\$239,317	\$0	\$0
Total Expenses & Reserve	\$295,502	\$312,442	\$331,992	\$70,051	\$90,615
Net Income/Loss	\$0	\$0	\$0	\$447,285	\$275,186

CHEROKEE RIDGE ESTATES 2026 RESERVE FUND

Beginning Balances	2026 Budget	2025 Budget	2025 YE Projections	2025 YTD Actuals	2024 YE Actuals
Checking	23,544	0	23,544	23,544	25,711
Savings	275,000	275,000	194,497	194,497	194,497
Total Beginning Balance	\$298,544	\$275,000	\$218,041	\$218,041	\$220,208
Income					
Water Fees	21,500	0	0	0	22,691
Transfer From General Funds	144,380	163,274	224,317	0	
Owner Well Reimbursement/Other	0	0	0	0	
Other				278	
Contingency transfer	0	0	9,000	0	
Total Income	\$165,880	\$163,274	\$233,317	\$278	\$22,691
TOTAL ASSESTS	\$464,424	\$438,274	\$451,358	\$218,319	\$242,899
Expenses					
General Repairs, Paint, Stain etc.	10,000	10,000	17,294	17,294	11,213
Entry Wall Rebuild	0	20,000	17,500	17,500	0
Well Maintenance	27,000	27,000	8,802	8,802	30,228
Replacement water meters	0	0			28,870
Road Repairs	90,000	16,000	17,500	17,500	42,624
Storm Drainage Repairs	0	0	0	0	0
Other	0	0	5,925	5,925	0
Total Expenses	\$127,000	\$73,000	\$67,021	\$67,021	\$112,935
Year End Reserves					
General Repairs	20,000	20,000	20,000		
Portico	10,000	10,000	10,000		
Lights	5,000	5,000	5,000		
Security Gates	10,000	10,000	10,000		
Grounds, Mulch, Trees	20,000	20,000	20,000		
Water Fees for Well Maintenance	85,000	85,000	85,000		
Road Repairs	100,000	100,000	100,000		
Storm Drainage Repairs	25,000	25,000	25,000		
Total Year End Reserves	\$275,000	\$275,000	\$275,000	\$0	\$0
YE District Surplus	\$62,424	\$90,274	\$109,337		\$76,452
Net Income/Loss	\$0	\$0	\$0	\$151,298	\$53,512

CHEROKEE RIDGE ESTATES 2026 DEBT SERVICE FUND

Income	2026 Budget	2025 Budget	2025 YE Projections	2025 YTD Actuals	2024 YE Actuals
ColoTrust Balance From Prior Year End	99,000	106,598	98,982	166,465	184,262
Property Taxes	67,914	63,864	63,639	62,985	70,744
Specific Ownership Taxes	4,754	4,466	4,500	4,154	5,140
Vet Exemp	250	300	271	271	305
SB22-238	0	0	0	0	1,088
Transfer from General Fund			6,000		
Interest Income	4,300	3,000	4,300	3,636	5,376
Total Income	\$176,218	\$178,228	\$177,692	\$237,511	\$266,915
Expenses					
Bond Principle Series 2012	65,000	65,000	65,000	65,000	65,000
Bond Interest Series 2012	18,000	20,600	20,350	20,350	22,986
Treasurer Fees	2,000	2,000	1,200	814	1,083
Paying Agent Fees	500	500	500	500	500
Total Expenses	\$85,500	\$88,100	\$87,050	\$86,664	\$89,569
Required Reserves	90,540	90,100	90,540	90,100	90,000
Net Income/Loss	\$178	\$28	\$102	\$60,747	\$87,346