

Litchfield-By-The-Sea Community Association, Inc.

	Account	Description	2025 Budget	2026 Budget
Income Accounts				
ASSESSMENT INCOME				
	40-4000-00	Assessments- General	\$3,162,672	\$3,357,600
	40-4010-00	Assessments- Public/Commercial Units	\$18,615	\$18,956
	40-4020-00	Assessments- Golf Course	\$7,380	\$7,824
	40-4040-00	Contributions- Beach Nourishment	\$180,000	\$108,000
	40-4050-00	Special Assessments	\$0	\$0
OTHER INCOME				
	41-4120-00	Interest on Delinquent Balance	\$0	\$120
	41-4130-00	Collection Fees	\$0	\$120
	41-4160-00	ARB- Fine	\$0	\$900
	41-4200-00	Miscellaneous Income	\$0	\$110
	41-4220-00	Website Income	\$0	\$120
INTEREST INCOME				
	43-4300-00	Interest Income - Operating	\$20,000	\$4,992
RESIDENT PROGRAMS				
	44-4400-00	Cable Program Income	\$165,984	\$174,696
	44-4410-00	Household Recycling Program	\$27,500	\$5,700
	44-4420-00	Household Refuse Program	\$97,000	\$27,405
ADMINISTRATIVE FEES				
	45-4500-00	ARB- Impact Fees	\$4,000	\$1,200
	45-4510-00	Covenant Violations	\$9,000	\$0
	45-4520-00	Late Fees & Notices	\$36,000	\$12,000
	45-4530-00	NSF Fee Income	\$3,000	\$1,800
	45-4540-00	Tenant Registration Fees	\$3,000	\$0
	45-4550-00	Decal/ Barcode Fees	\$35,000	\$45,900
	45-4560-00	Resort Fee Income	\$600,000	\$748,000
	45-4570-00	Vendor Passes	\$300,000	\$150,000
PROPERTY TRANSFER FEES				
	46-4600-00	Disclosure Packets Income	\$35,000	\$30,000
	46-4610-00	Record Update Income	\$15,000	\$9,000
RECOVERED FUNDS				
	47-4700-00	Legal Fee Recovery	\$10,004	\$500
	47-4710-00	Bad Debt Recovery	\$10,004	\$500
RENTALS				
	48-4800-00	Beach House Events Income	\$28,400	\$28,000
	48-4810-00	Beach Services Income	\$3,000	\$3,000
	48-4820-00	Site Office Rental	\$1,000	\$250
ACTIVITIES				
	49-4900-00	Misc. Activity Income	\$120	\$0
Income Accounts Total			\$4,771,679	\$4,736,693
Expense Accounts				
EMPLOYEE SALARY & BENEFITS				
	50-5000-00	401K Program	\$30,000	\$30,000
	50-5040-00	Employee Activities	\$2,400	\$1,500
	50-5050-00	Employee Contributions to Insurance Costs	(\$15,000)	(\$9,000)
	50-5060-00	Employee Education and Training	\$9,600	\$7,000
	50-5070-00	Employee Hiring	\$2,400	\$1,200

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	50-5080-00	Employee Insurance Benefits	\$64,800	\$44,400
	50-5090-00	Employee Reimbursements	\$4,800	\$9,600
	50-5100-00	Employee Salaries	\$510,000	\$586,400
	50-5110-00	FICA/FUTA/SUTA/WC	\$42,960	\$59,500
	50-5130-00	Uniforms	\$0	\$2,400
	50-5120-00	Payroll Processing Services	\$2,400	\$3,600
GENERAL ADMINISTRATIVE EXPENSES				
	52-5210-00	Bank Charges & Processing Fees - Operating	\$24,000	\$600
	52-5220-00	Cell Phones & IT Equipment	\$18,000	\$11,440
	52-5230-00	Constituent Relations	\$0	\$600
	52-5240-00	Resale, Coupon, Xfer Fees	\$14,915	\$10,660
	52-5260-00	General Printing and Copying	\$19,800	\$9,000
	52-5270-00	IT and Software	\$12,000	\$15,000
	52-5275-00	Federal Income Tax Expense	\$0	\$20,000
	52-5285-00	State Income Tax Expense	\$0	\$3,500
	52-5290-00	Licenses, Taxes, Fees	\$10,000	\$3,000
	52-5300-00	Management Software	\$22,080	\$22,362
	52-5310-00	Office Supplies	\$12,000	\$12,000
	52-5320-00	Postage	\$15,000	\$11,700
	52-5330-00	Website and Domain Hosting	\$6,000	\$12,150
INSURANCE EXPENSES				
	54-5251-00	Property, General Liability & Commercial Umbrella	\$96,842	\$0
	54-5400-00	Commercial Insurance Exp.	\$0	\$105,903
	54-5410-00	Wind Insurance	\$12,834	\$11,899
	54-5420-00	NFIP Flood Insurance	\$16,782	\$17,935
	54-5430-00	Directors & Officers Insurance	\$32,631	\$17,460
	54-5440-00	Crime Insurance	\$2,403	\$2,386
	54-5450-00	Workmans Comp Insurance	\$4,233	\$8,733
	54-5470-00	Professional Liability	\$0	\$10,000
	54-5480-00	Cyber Insurance	\$0	\$3,000
	54-5460-00	Environmental Impairment Liability Insurance	\$414	\$435
OTHER LIABILITY EXPENSES				
	55-5500-00	Bad Debt Expense	\$10,000	\$2,400
	55-5510-00	Depreciation	\$18,000	\$0
MEETING EXPENSES				
	57-5700-00	Membership Meeting Expenses	\$5,000	\$4,000
	57-5710-00	Board Training and Meeting Expenses	\$4,800	\$900
PROFESSIONAL SERVICES				
	59-5900-00	Management Fees	\$23,208	\$0
	59-5910-00	Accounting Services	\$54,000	\$50,202
	59-5920-00	Audit and Tax Preparation	\$8,000	\$8,800
	59-5930-00	Consulting Services	\$48,000	\$12,000
	59-5940-00	General Legal Services	\$45,000	\$30,000
	59-5950-00	Collection Legal Services	\$23,500	\$1,000
PURCHASED PROPERTY				
	60-6000-00	Loan Interest Expense	\$68,180	\$65,099
	60-6010-00	Loan - 49 Wall St	\$46,076	\$49,157
	60-6020-00	Utilities	\$12,000	\$3,600
	60-6030-00	Telephone/Cable/Internet	\$3,000	\$7,416
	60-6040-00	Repairs & Maintenance	\$19,800	\$12,000

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	60-6050-00	Trash Removal- Site Office	\$720	\$480
	60-6060-00	Pest Control- Site Office	\$900	\$852
	60-6070-00	Copier and Printer Lease	\$4,320	\$2,280
	60-6080-00	Site Office Security	\$1,800	\$2,400
	60-6090-00	Landscape Services	\$2,800	\$8,580
	60-6100-00	Site Office Renovations	\$50,000	\$15,000
	60-6110-00	Cleaning Services	\$4,810	\$8,580
RESIDENT PROGRAMS				
	65-6500-00	Bulk Cable Services Expenses	\$165,984	\$174,696
	65-6510-00	Household Refuse Expenses	\$97,000	\$27,405
	65-6520-00	Household Recycling Expenses	\$27,500	\$5,700
COMMUNITY OUTREACH				
	67-6700-00	Community Outreach	\$50,400	\$45,000
	67-6710-00	Resident Social Events	\$12,000	\$12,000
	44-6715-00	Holiday Decorations	\$0	\$26,000
	67-6720-00	Association Memberships	\$3,600	\$1,000
COMMUNITY SECURITY				
	69-6900-00	Security Contract	\$808,800	\$982,187
	69-6910-00	Security Service Contract	\$4,800	\$420
	69-6920-00	Rover Vehicle	\$20,000	\$31,200
	69-6930-00	Security Gate Repair & Maint	\$60,000	\$58,000
	69-6940-00	Security Telephone & Internet	\$24,000	\$30,000
	69-6950-00	Bar Code Administration	\$6,000	\$9,600
	69-6965-00	Security Cleaning Services	\$0	\$4,812
	69-6970-00	Security Water	\$0	\$1,860
POOL				
	70-7000-00	Pool Maintenance	\$48,000	\$63,000
	70-7010-00	Pool Chemicals & Supplies	\$15,504	\$7,800
	70-7020-00	Pool Attendant	\$0	\$20,300
	70-7030-00	Pool Internet & Telephone	\$2,580	\$2,616
	70-7040-00	Pool Water	\$0	\$8,350
BEACH CLUB				
	72-7200-00	Beach Club Cleaning	\$15,000	\$49,440
	72-7210-00	Beach Club Internet & Telephone	\$4,560	\$3,000
	72-7220-00	Beach Club Pest Control	\$1,200	\$280
	72-7230-00	Beach Club Security Cameras	\$3,900	\$3,600
	72-7240-00	Beach House Event <i>Coordination</i>	\$0	\$12,000
	72-7250-00	Clubhouse Supplies	\$0	\$4,000
	72-7270-00	Beach Club Water	\$0	\$10,800
	72-7260-00	Beach Club Attendant	\$0	\$20,300
LANDSCAPING & GROUNDS				
	74-7400-00	Landscape Maintenance Contract	\$300,000	\$478,398
	74-7410-00	Landscape Repairs & Supplies	\$49,200	\$24,000
	74-7430-00	Fountain Maintenance	\$18,996	\$36,024
	74-7435-00	Fountain Supplies & Chemicals	\$0	\$1,200
	74-7440-00	General Tree Work	\$24,000	\$15,000
	74-7450-00	Irrigation Maintenance	\$36,000	\$60,000
	74-7460-00	Palm Tree Grooming	\$31,500	\$0
	74-7470-00	Pond & Lake Maintenance	\$16,200	\$37,284
	74-7480-00	Seasonal Flowers, Mulch, & Pine Needles	\$138,950	\$119,958

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	74-7510-00	Turf Maintenance & Chemicals	\$54,000	\$34,986
	74-7520-00	Wildlife Management	\$12,000	\$2,100
COMMON AREA PROPERTY MAINTENANCE				
	76-7600-00	Common Area Repairs	\$150,000	\$58,728
	76-7610-00	General Common Area Repairs & Maint Contract	\$120,000	\$30,900
	76-7620-00	Common Area Supplies	\$9,408	\$4,000
	76-7630-00	Pest Control	\$6,000	\$1,392
	76-7640-00	Electricity for Common Areas and Amenities	\$100,800	\$100,800
	76-7650-00	Water & Sewer	\$25,800	\$2,400
	76-7660-00	Tools/Equipment Repair	\$0	\$12,000
PROJECTS				
	82-8210-00	Landscape Enhancements	\$75,000	\$75,000
	82-8220-00	Common Area Enhancements	\$75,000	\$75,000
RESERVES				
	90-9000-00	Reserve Contrib: Repair & Replacement	\$486,300	\$513,048
	90-9010-00	Reserve Contrib: Beach Nourishment @Txfr	\$180,000	\$108,000
	90-9020-00	Reserve Contrib: Capital Improvements	\$75,000	\$0
	90-9030-00	Reserve Contrib: Operating	\$68,488	\$0
Expense Accounts Total			\$4,851,679	\$4,736,693
NET INCOME AFTER EXPENSES				\$0