

Trail Creek Place Homeowners Assoc. Inc.
Budget 2023

	Actual <u>2023</u>	2023 <u>Budget</u>	Budget <u>2024</u>	
Ordinary Income/Expense				
Income				
Interest Income	2.03			
HOA Dues	19,596.75	19,725.00	19,725.00	
Total Income	<u>19,598.78</u>	<u>19,725.00</u>	<u>19,725.00</u>	
Expense				
Management Fees	3,085.25	3,000.00	3,300.00	
Alarm	524.25	420.00	420.00	
Bank Service Charges	214.08	100.00	80.00	
Dues & Subscriptions	188.00	185.00	190.00	
Insurance Expense	5,887.17	5,916.00	5,920.00	
Landscaping and Grounds	4,299.69	4,000.00	4,200.00	
Professional Fees				
Accounting	435.25	350.00	350.00	
Total Professional Fees	<u>435.25</u>	<u>350.00</u>	<u>350.00</u>	
Repairs and Maintenance	2,634.25	1,200.00	1,100.00	
Snow Removal	929.54	1,750.00	1,250.00	
Tax	10.00	10.00	10.00	
Trash	1,654.17	785.00	825.00	
Utilities				
Electric	390.57	295.00	370.00	
Gas	860.09	865.00	870.00	
Water	688.96	849.00	840.00	
Total Utilities	<u>1,939.62</u>	<u>2,009.00</u>	<u>2,080.00</u>	
Total Expense	<u>21,801.27</u>	<u>19,725.00</u>	<u>19,725.00</u>	
Net Ordinary Income	-2,202.49	0.00	0.00	
Other Income/Expense				
Other Income				
Assessment \$20,000.	18,757.50	4,642.50	0.00	
Total Other Income	<u>18,757.50</u>	<u>4,642.50</u>	<u>0.00</u>	
Other Expense				
Capital Improvements				
Mold remediation	9,998.67	0.00	0.00	
Rain gutters	1,661.00	0.00	0.00	
Total Capital Improvements	<u>11,659.67</u>	<u>0.00</u>	<u>0.00</u>	
Total Other Expense	<u>11,659.67</u>	<u>0.00</u>	<u>0.00</u>	
Net Other Income	<u>7,097.83</u>	<u>4,642.50</u>	<u>0.00</u>	
Net Income	<u>4,895.34</u>	<u>4,642.50</u>	<u>0.00</u>	
	Unit 1	QT	1,363.50	No increase
	Unit 2		858.50	
	Unit 3		858.50	
	Unit 4		959.50	
	Unit 5		1,010.00	