

TRAILS EAST HOA 2016 Budget

	2015	comments
OPERATING INCOME:		
MONTHLY ASSESSMENTS	120,000	\$125 per month - 80 homes
INTEREST INCOME	15	Interest from operating account only
LATE FEES/NSF CK INCOME	250	
TOTAL INCOME:	<u>\$120,265</u>	
OPERATING EXPENSES:		
ACCOUNTING FEES	1,350	Full audit
ADMINISTRATION COSTS	1,200	Postage, office supplies, website, etc.
CONCRETE REPAIR	1,000	Large replacements from reserves
ELECTRIC	1,200	Irrigation clocks / Lighting
FENCE / WALL REPAIR	1,500	
GENERAL MTC. & REPAIR	2,500	
GUTTER CLEANING / REPAIR	800	
INSURANCE	18,000	Multiple Policies
LANDSCAPING	2,000	Tree / Shrub Replacements, Drainage
LAWN CONTRACT	16,500	Mowing, Fertilization, etc.
LEGAL EXPENSE	1,000	Possible Collections / New Rules, etc.
MANAGEMENT	12,000	
PAINTING	200	Touchup only
PEST CONTROL	215	Biting/stinging insects, etc
ROOF REPAIR	1,000	
SIGN REPAIR / REPLACE	500	
SNOW REMOVAL	5,000	
SPRINKLER REPAIR	1,000	
STREET REPAIR/SWEEP	800	2 full sweeps
TRASH REMOVAL + recycling	9,600	
TREE MTC. (PRUNE/SPRAY)	1,400	
WATER	12,000	
TOTAL OPERATING EXPENSES:	<u>\$90,765</u>	
RESERVE ALLOCATION:	29,500	
TOTAL BUDGET:	<u>\$120,265</u>	
Surplus (Shortage)	\$0	