

Trail Creek Ranch Condominium Assc, Inc.
2018 Approved Budget NO INCREASE IN FEES

Account	Description	10/31/2017	2018	
		YTD 2017 Actual	APPROVED Budget	
INCOME:				
06310	Assessment Income	303,105.00	364,320.00	165.00 per unit-Stays the same
06330	Special Assmt. Income	50.00	0.00	
06350	Legal Fees	0.00	0.00	
06360	Misc. Owner Income	128.50	0.00	
06380	Owner Admin. Fees Income	55.00	0.00	
06390	Interest	85.01	0.00	
06391	Interest - RBC	3,108.83	850.00	Interest on Reserve at RBC
06410	Garage Income	22,725.00	27,000.00	25.00 per garage-Stays the same
06910	Interest Income-Other	484.55	150.00	Interest on Reserve in Money Market Acct
	Subtotal Income	329,741.89	392,320.00	
EXPENSES				
General & Administrative				
07010	Management Fees	33,000.00	36,000.00	Stays the same
07020	Accounting Fees	130.00	1,500.00	Tax Prep and bank reconciliations
07140	Audit Fees	745.45	1,000.00	Auditing Books
07142	Bad Debt	0.00	5,000.00	Not used in 2017-for Ch 7 Bankruptcies with fees owed
07143	Internet Wifi Clubhouse	617.25	750.00	Century Link Internet @ 62. per month
07160	Legal Fees	5,021.85	6,000.00	Legal for Collections-Leins-Advice
07250	Bank Charges	10.00	0.00	Bank charges only if a return ACH-NSF-ect-charged back to owner
07260	Postage & Mail	444.46	1,500.00	Postage for mailing
07280	Insurance	41,415.00	52,000.00	3% Wind Hail Deductibles-Ins up from 4144. per month to 4333.33 per month
07301	Meeting & Party Expenses	2,543.06	2,750.00	Annual Party and Christmas Decorations
07320	Office Supplies	1,998.95	2,200.00	Office Supplies
07400	Printing & Reproduction	3,487.10	3,800.00	Copies-Scans-Faxes
07420	Property Taxes	435.78	750.00	Fed Taxes on Interest earned and other City and County Taxes
07890	Misc. G & A	180.00	0.00	
	General & Administrative	73,354.80	113,250.00	
Community Room/Building				
08210	Pool Contract	7,765.00	11,000.00	Opening/Closing and Pool Contract 900 per month
08240	Pool Supplies	4,624.47	5,000.00	Chemicals and Supplies for the pool
08309	Clubhouse Supplies	251.51	750.00	Supplies-Paper Towel,TP, Trash Bags for the clubhouse
08310	Cleaning & Janitorial	5,869.38	7,000.00	Clubhouse Cleaning
08313	Appliance and HVAC CH	0.00	500.00	Clubhouse HVAC/Hot Water Heater/Refer repairs

08314 Locks and Doors	0.00	500.00 Clubhouse Locks and Doors
08317 Fire Dept Requirements	912.98	4,200.00 Inspection Payments-Extinguishers-Smoke and CO2 Detectors in Cluhouse
08350 Electricity	5,469.21	6,570.00 Clubhouse Electricity
08370 Water & Sewer	8,150.17	8,200.00 Pool/Hot Tub/Clubhouse Water Sewer
Community Room/Building	<u>30,590.54</u>	<u>43,720.00</u>

Utilities		
08910 Electricity	9,837.68	11,250.00 Common Area Electricity/Irrigation Electricity
08911 Trash	15,447.27	18,216.00 1518. per month for trash pickup at all locations
08930 Water & Sewer	85,150.43	90,000.00 Water/Sewer for all Homes and Irrigation
Utilities	<u>107,183.27</u>	<u>119,466.00</u>

Maintenance		
09010 Tree Maintenance	2,681.91	3,500.00 Tree Trimming and Healthcare
09011 Fence Repairs	0.00	3,500.00 Repairs to Perimeter Fencing
09013 Pest Control Exterior	1,235.00	1,500.00 Mosquito/Sqirrell/Mice Pest Control
09014 Snow Removal	6,788.80	15,000.00 Common Area Snow Removal
09016 Sprinklers	2,052.80	3,500.00 Sprinkler Repairs
09017 Yards and Grounds	33,808.57	30,000.00 Landsape Contract 2500. per month Annual Contract-Changing Companies
09018 Power Washing Sweeping	2,400.00	2,400.00 Power Wash Buildings
09090 Exterior Lighting	1,841.89	3,750.00 Maint and Repairs to Exterior Lighting
09110 Gen. Maint. & Repair	13,083.99	20,000.00 All Maint and Repairs to Buildings
09200 Cleaning & Janitorial	1750.00	2,400.00 Dog Station and Dog Run Clean up
09250 Maintenance Supplies	1,621.72	1,800.00 Supplies for General Maint
Maintenance	<u>68,264.68</u>	<u>87,350.00</u>
TOTAL EXPENSES	279,393.29	363,786.00
Current Year Net Income/(loss)	50,348.60	28,534.00
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Reserve Expenses		
09910 Reserves - Camera Installation	18,204.81	0.00
09920 Reserves - Concrete	16,281.70	10,000.00 Concrete Replacements
09922 Reserves - Wiindows	3,504.11	0.00
09925 Reserves - Retaining Pond	4,470.22	11,000.00 Retaining Pond Rocks and Cleaning

09940 Reserves - Pool	4,174.79	17,500.00 Plaster Pool and New Table and Chairs
Reserve Expenses	<u>46,635.63</u>	<u>38,500.00</u>
Reserve Contributions	50,348.60	28,534.00