

## Green Trails Improvement Association 2018 Budget

Acct. #	Account Description:	2018 Budget	2017 Reforecast	2017 Budget	%	2018 Comments
<b>Income</b>						
4010	Assessment	\$ 372,600	\$ 372,600	\$ 372,600	0.0%	2,070 Resident billings
4020	Partial Assessment	\$ 23,760	\$ 23,760	\$ 23,760	0.0%	440 Green Trails apartment billings
4030	Affiliate Member (90%)	\$ 648	\$ 648	\$ 648	0.0%	4 Affiliate member billings
4250	Administrative Fee		\$ 2,837	\$ -	0.0%	Late fees / Multi billing fees
4300	Miscellaneous Income	\$ 5,313	\$ 16,715	\$ 4,550	16.8%	VOL parkway reimbursement/prior yr. assessments
4001	Interest - Operating	\$ 850	\$ 862	\$ 885	-4.0%	Interest on operating accounts
	<b>Total Gross Income</b>	<b>\$ 403,171</b>	<b>\$ 417,420.90</b>	<b>\$ 402,443.00</b>	<b>0.2%</b>	
<b>Expenses</b>						
	<b>General and Administrative</b>					<b>Expense Detail</b>
5000	Annual Billing	\$ 2,200	\$ 2,175	\$ 2,200	0.0%	Annual resident assessment billing
5001	Follow-up Billing	\$ 1,250	\$ 1,101	\$ 1,600	-21.9%	2nd billing to residents who have not paid by due date
5002	Audit	\$ 3,500	\$ 3,500	\$ 3,000	16.7%	Annual 3rd party audit
5004	Insurance Expense	\$ 6,933	\$ 5,030	\$ 6,933	0.0%	Insurance
5005	Legal	\$ 1,270	\$ 1,375	\$ 1,270	0.0%	General legal advice for resident issues
5005.1	Assessment Letter	\$ -	\$ 5,373	\$ -	0.0%	
5006	Management Fee	\$ 64,644	\$ 64,271	\$ 64,644	0.0%	Annual/monthly billing, receivables, financial reporting, 3rd party contracts bidding and oversight, lien preparation, assessment letters etc.
5007	Office Supplies	\$ 2,500	\$ 2,001	\$ 2,500	0.0%	Office supplies
5008	Pathfinder Editor	\$ 5,025	\$ 5,025	\$ 5,025	0.0%	Editor for monthly pathfinder
5009	Newsletter Postage & Labeling	\$ 12,225	\$ 9,150	\$ 8,730	40.0%	Pathfinder postage and labeling by 3rd party, 1st Class bulk mail and permit fee
5010	Secretary	\$ 1,301	\$ 1,301	\$ 1,303	-0.2%	Recording secretary for monthly board meeting minutes
5011	Miscellaneous Administrative	\$ 8,100	\$ 6,029	\$ 8,100	0.0%	Printing, maps, supplies, lien fees, database maintenance & 3rd party backup, QuickBooks
5012	Annual Meeting/Elections	\$ 2,150	\$ 2,150	\$ 2,150	0.0%	Expenses for annual meeting notice & annual elections
5013	Operating Postage	\$ 390	\$ 357	\$ 390	0.0%	General postage for welcome packages, invoices, past due notices, post office box.
5014	Meeting Expense	\$ 830	\$ 812	\$ 830	0.0%	Rental fee for board meetings
5015	Website	\$ 1,200	\$ 520	\$ 940	27.7%	Green Trails website maintenance
5016	File Digitalization	\$ 5,000	\$ -	\$ -	100.0%	Digitalize files
	<b>Total General and Administrative</b>	<b>\$ 118,518</b>	<b>\$ 110,169</b>	<b>\$ 109,615</b>	<b>8.1%</b>	
	<b>Repairs &amp; Maintenance</b>					
6000	Turf Maintenance	\$ 93,032	\$ 93,032	\$ 93,032	0.0%	Common area turf mowing
6000.01	Miscellaneous Turf	\$ 11,200	\$ 20,429	\$ 7,700	45.5%	Turf, drainage repairs, special spray applications for diseased trees and evergreens
6001.01	Accent Area Maintenance	\$ 16,080	\$ 15,385	\$ 16,180	-0.6%	Mulch, special soil conditioner and watering
6001.03	Island Maintenance	\$ 5,000	\$ 753	\$ 500	900.0%	Maintenance for 46 islands
6001.04	Miscellaneous Maintenance	\$ 6,000	\$ 10,300	\$ 2,500	140.0%	Holiday décor, patio lighting
6001.05	Plant Material	\$ 5,500	\$ 2,160	\$ 5,500	0.0%	Annuals for accent areas
6002	Patio Improvements	\$ -	\$ 36,340	\$ 20,750	-100.0%	
6003.01	Tree Planting	\$ 2,870	\$ 4,088	\$ 2,870	0.0%	Transplant trees & evergreens from pine grove to common area. Purchase of seedlings, protective application to new plantings
6003.02	Tree Removal	\$ 36,150	\$ 59,205	\$ 36,150	0.0%	Continued clearing of Ash and other diseased trees
6003.03	Tree Trimming	\$ 17,500	\$ 19,808	\$ 15,000	16.7%	Pruning of pathway trees and brush along trails/storm damage
6003.04	Miscellaneous Tree Maintenance	\$ 7,180	\$ 4,800	\$ 7,180	0.0%	Tree rings, supplies for pine grove
6004.01	Trail Overlay	\$ 51,200	\$ 36,260	\$ 57,368	-10.8%	Overlay of trails
6004.02	Trail Replacement	\$ -	\$ -	\$ -		Replacement of trails
6004.03	Trail / Trip Restoration	\$ 6,980	\$ 3,500	\$ 6,800	2.6%	Repair trip hazards, turf restoration
6005.01	Sealcoating	\$ 10,200	\$ 8,675	\$ 17,367	-41.3%	Sealcoating of trails
6005.02	Crackfilling	\$ 2,000	\$ 1,800	\$ 4,239	-52.8%	Trail crackfill
6006	Engineering	\$ 1,200	\$ -	\$ 1,200	0.0%	Surveys
6007	Electric	\$ 12,800	\$ 11,359	\$ 12,800	0.0%	Trail and accent area signage lighting
6008	Trail Lighting Repair	\$ 6,200	\$ 5,170	\$ 6,200	0.0%	Lamp & ballast repairs for trail lighting
6009	Light Pole Replacement	\$ 22,000	\$ 5,000	\$ 2,000	0.0%	Replace existing damaged light poles - test area for new trail way lighting
6010	Miscellaneous Maintenance	\$ 2,000	\$ 1,750	\$ 12,000	-83.3%	Maintenance supplies and/or labor
	<b>Total Repairs and Maintenance</b>	<b>\$ 315,092</b>	<b>\$ 339,812</b>	<b>\$ 327,336</b>	<b>-3.7%</b>	
	<b>Total Expenses</b>	<b>\$ 433,610</b>	<b>\$ 449,981</b>	<b>\$ 436,951</b>	<b>-0.8%</b>	
	2018 Budgeted Operating Shortfall	\$ 30,439				
	2018 Budget Interest on Reserves	\$ 9,209				
	Transfer from Reserves	\$ 24,543				
	<b>2018 Budgeted Net Cash Flow</b>	<b>\$ -</b>				