

**Trumbull Creek Crossing HOA Inc.**  
**2025 Working Budget**

DRAFT 4; 11/21/24	2024				2025
	Approved Budget	Actual Through Aug	Projected Sept - Dec	Total Actual & Projected	Working Budget
<b>OPERATIONS</b>					
<b>Income</b>					
4000-000 Quarterly Common Charges	\$117,663	\$88,800	\$29,600	\$118,400	\$118,063
<b>Assessments Total</b>	<b>\$117,663</b>	<b>\$88,800</b>	<b>\$29,600</b>	<b>\$118,400</b>	<b>\$118,063</b>
4410-000 CCR Violations	\$0	\$100	\$0	\$100	\$0
4450-000 Late Fees & Interest Charges	\$0	\$233	\$0	\$233	\$0
4460-000 Legal Fee	\$0	\$1,853	\$0	\$1,853	\$2,240
4475-000 NSF & Collection Fees	\$0	\$10	\$0	\$10	\$0
4480-000 Transfer Fee / Initial Working Capital Contribution	\$740	\$827	\$0	\$827	\$1,307
4700-000 Owner Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Fees &amp; Other Income Total</b>	<b>\$740</b>	<b>\$3,022</b>	<b>\$0</b>	<b>\$3,022</b>	<b>\$3,547</b>
<b>Total Income</b>	<b>\$118,403</b>	<b>\$91,822</b>	<b>\$29,600</b>	<b>\$121,422</b>	<b>\$121,610</b>
<b>Expense</b>					3.50%
6010-000 Annual Meeting Expense	\$250	\$0	\$250	\$250	\$125
6015-000 Bank Fees	\$0	\$49	\$0	\$49	\$0
6020-000 Business Manager	\$24,960	\$16,824	\$8,412	\$25,236	\$25,281
6035-000 Insurance	\$3,657	(\$405)	\$4,441	\$4,036	\$3,453
6040-000 Licenses Fees & Permits	\$25	\$0	\$0	\$0	\$0
6050-000 Postage & Office Supplies	\$225	\$54	\$15	\$69	\$100
6066-000 Professional Fees: Accounting	\$300	\$285	\$0	\$285	\$285
6068-000 Professional Fees: Legal	\$0	\$1,853	\$0	\$1,853	\$2,240
6071-000 Property Tax	\$850	\$0	\$0	\$0	
6075-000 Transfer Fees (MCM)	\$0	\$290	\$0	\$290	\$320
<b>Administration Total</b>	<b>\$30,267</b>	<b>\$18,950</b>	<b>\$13,117</b>	<b>\$32,067</b>	<b>\$31,804</b>
6355-000 Electric	\$5,052	\$2,838	\$1,620	\$4,458	* \$4,921
6360-000 Maintenance & Repairs	\$900	\$1,625	\$0	\$1,625	\$0
6390-000 Signs	\$125	\$0	\$0	\$0	\$0
6391-000 Supplies	\$200	\$105	\$0	\$105	* \$200
<b>Grounds Total</b>	<b>\$6,277</b>	<b>\$4,568</b>	<b>\$1,620</b>	<b>\$6,188</b>	<b>\$5,121</b>
6411-000 Irrigation System: Maintenance & Repairs	\$1,000	\$216	\$0	\$216	\$1,000
6412-000 Irrigation System: Water & Sewer Charges	\$3,500	\$1,081	\$1,000	\$2,081	* \$2,888
6415-000 Landscape Maintenance	\$27,775	\$14,658	\$13,888	\$28,545	\$27,775
6417-000 Tree care -	\$2,200	\$0	\$0	\$0	\$1,000
6420-000 Weed Control	\$1,350	\$1,130	\$0	\$1,130	* \$1,170
<b>Landscaping Total</b>	<b>\$35,825</b>	<b>\$17,085</b>	<b>\$14,888</b>	<b>\$31,972</b>	<b>\$33,833</b>
6480-000 Roads	\$0	\$2,565	\$0	\$2,565	\$3,000
6482-000 Crack sealing	\$1,200	\$0	\$0	\$0	\$1,200
6483-000 Curbs & Gutters	\$1,000	\$0	\$0	\$0	\$1,000
6484-000 Maintenance & Repairs	\$500	\$0	\$0	\$0	\$0
6490-000 Snow Removal	\$12,920	\$3,800	\$3,800	\$7,600	\$12,920
6494-000 Street Sweeping	\$1,875	\$0	\$0	\$0	\$1,875
<b>Roads Total</b>	<b>\$17,495</b>	<b>\$6,365</b>	<b>\$3,800</b>	<b>\$10,165</b>	<b>\$19,995</b>
<b>Total Expenses</b>	<b>\$89,864</b>	<b>\$46,967</b>	<b>\$33,425</b>	<b>\$80,392</b>	<b>\$90,753</b>
<b>Net Operating Income</b>	<b>\$28,539</b>	<b>\$44,854</b>	<b>(\$3,825)</b>	<b>\$41,029</b>	<b>\$30,856</b>

	2024					2025
	Approved Budget		Actual Through Aug	Projected Sept - Dec	Total Actual & Projected	Working Budget
<b>RESERVE FUND Income</b>						
Annual Contribution to Reserves	\$28,539		\$44,854	(\$3,825)	\$41,029	\$30,856
4600-001 Interest on Bank Accounts - Reserves	\$4,000		\$25	\$650	\$675	\$4,800
<b>Total Income</b>	<b>\$32,539</b>	<b>\$0</b>	<b>\$44,879</b>	<b>(\$3,175)</b>	<b>\$41,704</b>	<b>\$35,656</b>
<b>Expense</b>						
6360-001 Maintenance & Repairs - Reserves	\$5,291		\$0	\$1,000	\$1,000	\$0
6390-001 Signs	\$1,361		\$0	\$0	\$0	\$0
<b>Grounds Total</b>	<b>\$6,652</b>		<b>\$0</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$0</b>
6417-001 Tree care - Reserves	\$2,000		\$0	\$0	\$0	\$0
<b>Landscaping Total</b>	<b>\$2,000</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
6486-001 Overlays & sealcoat/chipseal - Reserves	\$51,269		\$0	\$0	\$0	\$64,000
<b>Roads Total</b>	<b>\$51,269</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$64,000</b>
<b>Total Expenses</b>	<b>\$59,921</b>	<b>\$0</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$64,000</b>
<b>Reserve Net Income</b>	<b>(\$27,382)</b>		<b>\$44,879</b>	<b>(\$4,175)</b>	<b>\$40,704</b>	<b>-\$28,344</b>
<b>Net Available for Addition to Reserves</b>	<b>(\$27,382)</b>				<b>\$40,704</b>	<b>(\$28,344)</b>

GENERAL RESERVE FUND BALANCES	2024		2025	
	<u>Est. 12.31.24</u>	<u>Rsv Study</u>		<u>Rsv Study</u>
	<u>Bal</u>	<u>Target</u>	<u>Estimates</u>	<u>Target</u>
Beginning Balance	\$ 156,246	\$ 128,853	\$ 196,950	\$ 164,079
Annual net addition/ (reduction)	\$ 40,704		\$ (28,344)	\$ (4,528)
<b>Year-End Reserve Fund Balance</b>	<b>\$ 196,950</b>		<b>\$ 168,607</b>	

Member Contributions per billable lot	Annual		Per Quarter		
	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024 vs 2025</u>
Operating Fund	\$ 568	\$ 571	\$ 142	\$ 143	\$ 1
Reserve Fund	\$ 172	\$ 171	\$ 43	\$ 43	\$ (0)
	<b>\$ 740</b>	<b>\$ 742</b>	<b>\$ 185</b>	<b>\$ 185</b>	<b>\$ 0</b>