

2025 Proposed Budget - Hillantrae Estates

GL Account	2024 Budget	2024 YTD Actual (Jul)	2025 Proposed Budget	Notes
Income (Count: 10)				
05 - Income (Count: 9)				
41010-000 - Assessment Income	\$116,675.00	\$116,675.00	\$116,675.00	\$325.00 per unit x 359 units
41014-000 - Admin. Fee Reimbursable	\$150.00	\$0.00	\$150.00	Returned check fee recovered from homeowner
41017-000 - Late Notice Fee-Reimbursable	\$1,500.00	\$2,139.50	\$2,000.00	Late notice fee recovered from homeowner
41018-000 - Legal Referral -Reimbursable	\$1,000.00	\$0.00	\$1,000.00	Legal referral fee recovered from homeowner
41019-000 - Attorney Fees - Reimbursable	\$10,000.00	\$2,727.98	\$10,000.00	Attorney fees recovered from homeowner
41022-000 - Allowance for Doubtful Accts	-\$11,667.50	\$0.00	-\$11,667.50	Based on Delinquency
41300-000 - Interest Income	\$50.00	\$17.04	\$50.00	Interest on savings and CDs
41301-000 - Investment Inc-Change in Value	\$0.00	-\$3,492.25	\$0.00	
41302-000 - Morgan Stanley Interest	\$10,000.00	\$3,492.25	\$10,000.00	Interest earned
	\$127,707.50	\$121,559.52	\$128,207.50	
Non-Budgeted GLs with Activity from Prior Year (Count: 1)				
41059-000 - Violation Fees	\$0.00	\$100.00	\$0.00	
	\$0.00	\$100.00	\$0.00	
	\$127,707.50	\$121,659.52	\$128,207.50	
Expense (Count: 28)				
06 - General Administrative (Count: 11)				
71010-000 - Bank Charges	\$100.00	\$0.00	\$100.00	Up to \$15.00 per month
71020-000 - Office Expense	\$5,000.00	\$2,883.41	\$5,000.00	Printing, supplies, scans, postage, billing packet
71022-000 - Admin. Fee Reimbursable	\$150.00	\$0.00	\$150.00	NSF return checks, re-bill fees, etc (billed back to homeowner)
71023-000 - Late Notice Fees-Reimbursable	\$1,500.00	\$15.00	\$2,000.00	Late notices sent to homeowners for nonpayment (billed back to homeowners)
71024-000 - Legal Referral-Reimbursable	\$1,000.00	\$0.00	\$1,000.00	Cost of referral to attorney for collection (billed back to homeowners)
71054-000 - Web Site Management	\$300.00	\$0.00	\$300.00	Constant Contact and Wix
71060-000 - Insurance	\$6,300.00	\$6,756.00	\$6,900.00	Recommend annual review with agent
71065-000 - Technology Fee	\$0.00	\$0.00	\$0.00	
71070-000 - Bad Debt Expense	\$1,000.00	\$0.00	\$1,000.00	Uncollectable accounts per attorney
71080-000 - Community Day	\$3,750.00	\$0.00	\$3,000.00	Community day expense
71083-000 - Welcoming Committee	\$750.00	\$0.00	\$650.00	Welcome baskets
	\$19,850.00	\$9,654.41	\$20,100.00	
07 - Utilities (Count: 1)				
71092-000 - Electricity	\$400.00	\$165.80	\$400.00	Costs associated with streetlights
	\$400.00	\$165.80	\$400.00	
08 - Ground Maintenance (Count: 4)				
71200-000 - Grounds Improvements	\$1,000.00	\$0.00	\$1,400.00	New installations in community common area
71201-000 - Grounds Maintenance	\$40,120.00	\$23,403.31	\$40,120.00	Greenforever thru 12.31.28
71204-000 - Tree Trimming/Removal	\$4,000.00	\$0.00	\$3,000.00	Tree trimming not included in GL 71201
71205-000 - Pest Waste Stations	\$1,600.00	\$915.87	\$1,800.00	Pet station maintenance
	\$46,720.00	\$24,319.18	\$46,320.00	
09 - Taxes (Count: 1)				
71301-000 - Income Tax Expense	\$0.00	\$3,733.15	\$3,700.00	Interest income taxes
	\$0.00	\$3,733.15	\$3,700.00	
11 - Committee Expenses (Count: 2)				
71501-000 - Social Committe	\$400.00	\$241.40	\$400.00	Board approved social events
71502-000 - Holiday Decorating Contest	\$325.00	\$488.17	\$425.00	Holiday decorating contest winners and honorable mentions
	\$725.00	\$729.57	\$825.00	
12 - Repair/Maintainence (Count: 1)				
71610-000 - Repair/Maintenance	\$2,000.00	\$855.00	\$2,000.00	Repair/Maintenance of any current amenities
	\$2,000.00	\$855.00	\$2,000.00	
13 - Professional Expenses (Count: 6)				
71801-000 - Legal Expense	\$8,000.00	\$3,539.18	\$8,000.00	Legal opinion/document review
71802-000 - Accounting Expense	\$3,700.00	\$7,022.80	\$3,500.00	Audit and annual taxes with CPA
71803-000 - Management Expense	\$28,830.00	\$16,817.50	\$30,270.00	Management professional services fee
71804-000 - Attorney Fees-Reimbursable	\$10,000.00	\$2,040.50	\$10,000.00	Legal collections billed to homeowner
71811-000 - Additional Meeting Time	\$300.00	\$225.00	\$300.00	\$75.00 per hour over contracted meeting time and annual recall fee
71812-000 - Court Appearances	\$400.00	\$0.00	\$400.00	Witness to attend collections cases
	\$51,230.00	\$29,644.98	\$52,470.00	
14 - Reserve Contributions (Count: 2)				
72000-000 - Reserve Fund Contribution	\$2,580.00	\$0.00	\$2,392.50	\$2,389.00 recommended contribution per 2020 Reserve Study - Level III Update due by M
72002-000 - Reserve - Capital Expense	\$4,202.50	\$0.00	\$0.00	Contributions to savings account for future installations/projects.
	\$6,782.50	\$0.00	\$2,392.50	
	\$127,707.50	\$69,102.09	\$128,207.50	
	\$0.00	\$52,557.43	\$0.00	