	A	B	C	D	E	F	G	H	I	J
1	**Timber Trails Community**									
2	**2025 OPERATING FUND**									
3	**BUDGET**									
4	**Approved 10/26/24**									
5										
6										
7	Based on 502 improved, 14 unimproved properties	2024 TTCA OPERATING BUDGET	Projected Y/E 2024Actual		2025 TTCA OPERATING BUDGET					
8										
9	**REVENUES**									
10										
11	ANNUAL IMPROVED ASSESSMENT	$ 1,322,640	$ 1,322,640		$ 1,335,320	2025 Assessment				
12	ANNUAL UNIMPROVED ASSESSMENT	$ 33,075	$ 33,075		$ 31,150	2025 Assessment				
13	SPECIAL ASSESSMENT - BEECH TREE REMEDIATION				$ 51,600	2025 Special Assessment - Beech Tree Remediation				
14	BAR CODE STICKERS	$ 1,500	$ 2,100		$ 4,000					
15	RESALE CERTIFICATE INCOME	$ 1,000	$ 2,700		$ 1,700					
16	RENTAL PROPERTY FEE INCOME	$ 3,000	$ 1,500		$ 1,500					
17	CONTRACTOR PASS INCOME	$ 2,000	$ 1,550		$ 1,500					
18	LATE FEES	$ 2,000	$ 2,000		$ 2,000					
19	DISPATCH INCOME LLVPOA	$ 13,400	$ 13,400		$ 13,800					
20	DISPATCH INCOME PPCA	$ 16,726	$ 16,726		$ 17,250					
21	DISPATCH INCOME LNC	$ 11,154	$ 11,154		$ 11,500	$ 53,250				
22						total other income				
23	TOTAL REVENUES	$ 1,406,495	$ 1,406,845		$ 1,471,320					
24										
25	**CONTRACTUAL EXPENSES**									
26										
27	A. SAFETY & SECURITY EXPENSES									
28				change						
29	PAYROLL & CONTRACTUAL SERVICES	$ 263,807	$ 263,807	$ 7,593	$ 271,400	3% increase				
30										
31	B. ADMINISTRATION EXPENSES									
32										
33	PAYROLL & CONTRACTUAL SERVICES	$ 130,911	$ 130,911	$ 9,164	$ 140,075	7% increase				
34										
35	C. MAINTENANCE EXPENSES									
36										
37	PAYROLL & CONTRACTUAL SERVICES	$ 144,410	$ 144,410	$ (18,000)	$ 126,410	decrease based on hours				
38						in 2024				
39	TOTAL CONTRACTUAL EXPENSES	$ 539,128	$ 539,128		$ 537,885					
40										
41	**DIRECT EXPENSES**									
42										
43	PRINTING & POSTAGE	$ 3,000	$ 3,000		$ 4,000					
44	OFFICE DIRECT CHARGE	$ 2,500	$ 2,500		$ 2,500					
45	GATEHOUSE DIRECT CHARGE	$ 5,500	$ 5,500		$ 5,500					
46	MAINTENANCE DIRECT CHARGE	$ 45,000	$ 40,000		$ 35,000					
47	SNOWPLOWING & ICE CONTROL	$ 40,000	$ 30,000		$ 30,000					
48	EQUIPMENT & SUPPLIES	-	$ 600							
49	GARBAGE COLLECTION	$ 218,000	$ 218,000		$ 218,000					
50	STREET SIGNAGE	$ 250			$ 250					
51	WILD LIFE MANAGEMENT	$ 5,600	$ 5,600		$ 6,000					
52	LEGAL FEES	$ 7,500	$ 10,000		$ 7,500					
53	ACCOUNTING FEES	$ 8,500	$ 9,300		$ 9,300					
54	INSURANCE	$ 68,150	$ 68,150		$ 57,560	insurance package rewrite				
55	SHORT TERM RENTAL SURVEY									
56	UTILITIES	$ 20,000	$ 24,600		$ 25,000					
57	BANK SERVICE CHARGES	$ 1,800	$ 1,300		$ 1,800					
58	PRIOR YEAR SHORT FALL	$ 13,767								
59	CAPITAL RESERVE REPLACEMENT - LNC	$ 202,073	$ 202,073		$ 240,773					
60	CREDIT CARD FEES	$ 1,500	$ 2,340		$ 2,500					
61	BAD DEBT ALLOWANCE	$ 5,000	$ 5,000		$ 5,000					
62	CAI LEGISLATIVE ACTION	$ 516	$ 516		$ 516					
63	ROAD MAINTENANCE/CRACK SEALING	$ 9,500	$ -		$ 9,500					
64	MISCELLANEOUS		$ 150		$ 528					
65	2023 SPECIAL ASSESSMENT PROJECT - GATE									
66	LAKE WEED MAINTENANCE				$ 10,000	NEW LINE ITEM				
67	Beech Tree Remediation Project		$ 12,000		$ 50,000	NEW LINE ITEM	Special Assessment 2025 & 2026			
68		$ 658,156	$ 640,629		$ 721,227					
69										
70	TOTAL OPERATING EXPENSES	$ 1,197,284	$ 1,179,757		$ 1,259,112					
71										
72	CAPITAL RESERVE REPLACEMENTS - TTCA	$ 209,000	$ 209,000		$ 212,208	per updated 2025 RSV				
73										
74	TOTAL EXPENSES	$ 1,406,284	$ 1,388,757		$ 1,471,320	**FEE CALC**				
75					$ (218,000)	less garbage				
76	SURPLUS/(DEFICIT) BEFORE DEPRECIATION		$ 18,088		$ (53,250)	less other income				
77					$ 1,200,070	Base Amount	2025 Assesssment			
78				div 516	$ 2,325	unimproved	$ 2,225	unimproved	x 14	$ 31,150
79				add garbage $435	$ 2,760	improved	$ 2,660	improved	x 502	$1,335,320
80						special assessment 2025	516 multiply	$ 100		$ 51,600
81										
82	**Comparison**		**2024**	**2025**	$ difference	% increase				
83										
84	Unimproved Assessment		$ 2,205	$ 2,225	$ 20	1%				
85	Special Assessment - Project BTD			$ 100	$ 100					
86	Total Invoice 2025			$ 2,325	$ 120	5%				
87										
88										
89	Improved Assessment		$ 2,640	$ 2,660	$ 20	1%				
90	Special Assessment - Project BTD			$ 100	$ 100					
91	Total Invoice 2025			$ 2,760	$ 120	5%				
92										
93										