

Owner Profit & Loss

Property: Trail Creek Fourplex HOA, Inc

Date Range: 10/01/25 - 09/30/26 (accrual basis)

For Trail Creek Fourplex Homeowners' Association, Inc at 100% ownership

INCOME

4102 HOA Dues	87,360.00
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TOTAL INCOME	87,360.00
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EXPENSE

5005 Insurance	168.00
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5006 Legal, Professional Fees	250.00
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5010 Taxes	10.00
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5011 Utilities	
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50112 Water, Sewer, and Garbage	24,309.42
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5011 Total Utilities	24,309.42
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5016 Interior Repairs and Maintenance	
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50168 Interior Misc Repairs	1,700.00
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5016 Total Interior Repairs and Maintenance	1,700.00
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5019 Exterior Maintenance	
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50198 Exterior Cleaning	1,455.00
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5019 Total Exterior Maintenance	1,455.00
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5020 Grounds Maintenance	
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50200 Landscaping Install and Maintenance	1,252.50
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50201 Lawn Mowing/Trimming	20,430.00
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50203 Sprinkler/Irrigation	840.00
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50204 Weed Control/Fertilization	2,459.30
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50206 Tree Trimming/Removal	125.00
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50208 Pet Waste Removal	90.00
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50209 Snow Removal	2,363.00
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5020 Total Grounds Maintenance	27,559.80
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TOTAL EXPENSE	55,452.22
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NET INCOME	31,907.78
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NET INCOME SUMMARY

Income	87,360.00
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Expense	-55,452.22
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NET INCOME	31,907.78
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Fiscal Year Budget

Trail Creek Fourplex HOA, Inc
10/1/2026-9/30/2027

	OCT 26	NOV 26	DEC 26	JAN 27	FEB 27	MAR 27	APR 27	MAY 27	JUN 27	JUL 27	AUG 27	SEP 27	TOTAL
INCOME													
4102 HOA Dues	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	87,360.00
TOTAL INCOME	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	7,280.00	87,360.00
EXPENSE													
5005 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.00	184.00
5006 Legal, Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	275.00
5010 Taxes	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
5011 Utilities													
50112 Water, Sewer, and Garbage	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	26,736.00
5011 Total Utilities	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	2,228.00	26,736.00
5019 Exterior Maintenance													
50198 Exterior Cleaning	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
5019 Total Exterior Maintenance	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
5020 Grounds Maintenance													
50200 Landscaping Install and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	2,000.00
50201 Lawn Mowing/Trimming	950.00	0.00	0.00	0.00	0.00	0.00	1,500.00	2,000.00	2,500.00	2,000.00	2,000.00	2,500.00	13,450.00
50203 Sprinkler/Irrigation	375.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00	375.00	0.00	0.00	375.00	1,500.00
50204 Weed Control/Fertilization	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	0.00	2,000.00
50209 Snow Removal	0.00	920.00	1,380.00	1,380.00	1,380.00	1,380.00	920.00	0.00	0.00	0.00	0.00	0.00	7,360.00
5020 Total Grounds Maintenance	1,325.00	920.00	1,380.00	1,380.00	1,380.00	1,380.00	2,420.00	2,875.00	3,875.00	3,000.00	3,000.00	3,375.00	26,310.00
TOTAL EXPENSE	3,683.00	3,278.00	3,738.00	3,738.00	3,738.00	3,738.00	5,063.00	5,233.00	6,233.00	5,358.00	5,358.00	5,917.00	55,075.00
NET INCOME	3,597.00	4,002.00	3,542.00	3,542.00	3,542.00	3,542.00	2,217.00	2,047.00	1,047.00	1,922.00	1,922.00	1,363.00	32,285.00
RESERVE BALANCE	114,460.95	118,462.95	122,004.95	125,546.95	129,088.95	132,630.95	134,847.95	136,894.95	137,941.95	139,863.95	141,785.95	143,148.95	