

Prairie Crossing Homeowners Association
Income and Expense
Budget for 2023
(Dollars)

Adopted
December 8, 2022

		Budget		Forecast	Actual	Budget
		Year 2023	Notes	Year 2022	9 mos Year 2022	Year 2022
Income						
	Association Fees - P C Homeowners	437,980	A	420,000	327,074	423,620
	License Fees - Station Square	43,920	B	42,480	31,860	42,480
	Fitness Center Income			470	460	
	Operating Interest			100	163	
	Work Orders Collected			30	14	
	Legal Fee Reimbursements	4,000		2,500	1,221	4,000
	Homeowner Repairs/Fines		C	4,850		
	Insurance Reimbursements		C	4,470	71	
Total Income		485,900		474,900	360,873	470,100
Expense						
	Administration					
	Management	38,400	D	65,820	49,365	65,820
	Environmental Management	31,800	D			
	Recording Secretary	5,500	E	5,000	3,079	5,500
	Accounting	3,700	F	3,439	3,439	3,300
	Real Estate Taxes	100		84	83	100
	Legal Services	12,000		12,000	9,121	12,000
	Legal Services - Collections	4,000		4,000	2,988	4,000
	Postage and Mail	10,000		11,000	8,188	9,000
	Printing, Reproduction	6,000		5,500	4,117	6,000
	Newsletter Distribution	4,500	G	4,500	3,333	5,000
	Newsletter Editorial	3,000	G	3,000	2,227	2,400
	Newsletter Printing	4,000	G	3,500	2,420	4,500
	Website Maintenance	1,000		2,750	2,471	1,000
	Telephone, Fax, Supplies	1,000		700	483	1,300
	Insurance	10,000	H	10,000	767	10,000
	Bank/Service Fees	900		900	653	850
	Records Storage	365		365	110	365
	Miscellaneous Admin. Costs	2,500		1,200	673	3,000
Total Administration		138,765		133,758	93,517	134,135
	Maintenance of Amenities					
	Beach	13,000		14,000	12,847	8,000
	Libty Prairie Foundation Services	0				0
	Fitness Center Equipment	1,000		6,000	5,890	1,000
	Fitness Center Operation	15,000	I	15,000	11,311	14,000
	Fitness Center Rent	22,050	I	21,000	15,750	21,000
	Gazebo and Pavillion	1,500		0	0	1,500
	Playgrounds	11,000		4,000	1,064	12,000
	Tennis/Skating/Volleyball	2,000		3,700	2,150	1,500
	Trails	9,000		8,000	1,040	9,000
	Snow Removal Common Areas	3,000	J	3,000	1,974	2,800
	Storage/Transportation	5,500	K	3,800	2,142	5,500
Total Maintenance of Amenities		83,050		78,500	54,168	76,300
	Maintenace of Infrastructure					
	Fences	2,000		2,000	1,970	2,000
	Lighting System	1,000		700	0	1,000
	Lighting Utilities	1,500		1,500	1,067	1,100
	Signs	3,000		1,500	1,113	2,000
Total Maintenance of Infrastructure		7,500		5,700	4,150	6,100
	Maintenance of Common Area					
	Lake and Ponds	12,000	L	9,000	5,902	14,000
	Lakeshore	5,000		3,000	1,538	6,500
	Plantings	2,000	M	1,000	0	1,760
	Prairies, Meadows, Wetlands	39,000	N	52,000	38,508	52,000
	Trees	10,000		10,000	8,684	10,000
	Turf	42,000	O	42,000	37,580	42,000
	Edble Landscape	11,840	N	9,200	8,310	9,240
	Tree Pruning	8,500	P	8,500	8,040	8,500
	Burns	10,000	N			
	Concrete Sidewalks			742	742	
Total Maintenance - Common Area		140,340		135,442	109,304	144,000

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	Operation					
	Equipment Maintenance, Supplies	3,000		1,000	154	3,000
	Labor	5,000	Q	3,000	2,285	5,000
	Total Operation	8,000		4,000	2,439	8,000
	Transfer to Replacement Reserves					
	Common Facilities	54,000	R	51,000	40,800	51,000
	Lake and Pond Preservation	54,000	R	51,000	40,800	51,000
	Total Transfer to Reserves	108,000		102,000	81,600	102,000
	Total Expense and Transfers	485,655		459,400	345,177	470,535
	Operational Income Over/(Under) Expense	245		15,500	15,696	(435)
	Other Income					
	Late Payment Fees	3,000		2,900	3,044	3,000
	Earnings on Reserve Investments	3,500	S	2,750		3,500
	Other Income	1,000		200	0	1,000
	Total Other Income	7,500		5,850	3,044	7,500
	Projects and Other Expenses					
	Expenditures for Projects					
	Restore Trails	10,000				21,000
	Conduct Reserve Study	4,700	Y			
	Tennis Court Color	11,000	X	15,000		26,000
	Buy Playground Equipment	185,000	T	47,172	47,172	120,000
	Buy Fitness Center Equipment		T	6,310	6,310	7,500
	Sediment Removal - Lakes	150,000	U	380,000	127,804	350,000
	Shoreline Stabilization			530		
	Boardwalk					
	Boatdock			1,875		
	Terrestrial Invasives		V			8,000
	Aquatic Invasives		V			2,500
	Vegetation Survey		V	10,300		10,300
	Mulching of Trees	7,000	W	6,750	6,750	7,000
	Annual Landscaping (Trees)	10,000	W			10,000
	Repair Street Signs			4,000		7,000
	Maintenance Vehicle (Truck)	42,000	T		327	42,000
	State Income Taxes	1,000				1,000
	Federal Income Taxes	1,800		0	0	1,800
	Total Other Expense	422,500		471,937	188,363	614,600

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Summary of Reserve Funding

Investment in Replacement Reserves at Beginning of Year	893,019	1,260,206	1,260,206	1,260,206
Additions, incl. earnings	111,500	104,750	81,600	105,500
Withdrawals	422,500	471,937	188,363	614,600
Investment in Replacement Reserves at End of Year	582,019	893,019	1,153,444	751,106

Expected Reserve Expenditures from 2020 Reserve Study

2023	\$372,406
2024	\$300,496
2025	\$486,529
2026	\$40,352
2027	\$64,850