Harpeth Trace Services Association

2027 Approved Annual Budget

	2026	2027	% Variance
Income			
INCOME			
19-5035-0000 - MAINTENANCE FEES	221,040.00	239,460.00	8.33 %
19-5475-0000 - INTEREST INCOME	1,500.00	2,000.00	33.33 %
Total INCOME	**222,540.00**	**241,460.00**	**8.50 %**
Total Income	**222,540.00**	**241,460.00**	**8.50 %**
Expense			
GENERAL MAINTENANCE			
40-6740-0000 - REPAIRS & MAINTENANCE	3,000.00	3,000.00	.00 %
40-6742-0000 - RAILROAD TIE MAINTENANCE	4,500.00	5,000.00	11.11 %
40-6745-0000 - LIGHTING REPAIRS	3,000.00	3,500.00	16.67 %
40-6746-0000 - SECURITY CAMERA	4,000.00	4,000.00	.00 %
40-6747-0000 - IRRIGATION MAINTENANCE	1,200.00	2,000.00	66.67 %
40-6750-0000 - ENGINEERING & OTHER SERVICES	2,500.00	2,500.00	.00 %
Total GENERAL MAINTENANCE	**18,200.00**	**20,000.00**	**9.89 %**
GROUNDS CARE			
55-6755-0000 - GROUNDS CARE - CONTRACT	31,200.00	31,200.00	.00 %
55-6756-0000 - TREES/PLANT MAINTENANCE	5,000.00	5,500.00	10.00 %
55-6757-0000 - MULCH	8,000.00	8,000.00	.00 %
55-6758-0000 - DOG STATIONS	7,500.00	6,658.00	(11.23) %
55-6760-0000 - SNOW REMOVAL	29,000.00	29,000.00	.00 %
55-6761-0000 - PLANT IMPROVEMENTS	4,000.00	5,000.00	25.00 %
55-6762-0000 - ADDITIONAL LANDSCAPING	4,000.00	4,000.00	.00 %
Total GROUNDS CARE	**88,700.00**	**89,358.00**	**.74 %**
UTILITIES			
60-6715-0000 - ELECTRICITY	2,600.00	2,314.00	(11.00) %
60-6725-0000 - WATER	5,000.00	4,800.00	(4.00) %
Total UTILITIES	**7,600.00**	**7,114.00**	**(6.39) %**
ADMINISTRATIVE EXPENSES			
70-7035-0000 - ADMINISTRATIVE EXPENSES	4,340.00	4,675.00	7.72 %
70-7038-0000 - WEBSITE	912.00	912.00	.00 %
70-7039-0000 - INTERNET/DOMAIN NAME	395.14	668.26	69.12 %
70-7040-0000 - MANAGEMENT FEE	11,277.14	11,615.45	3.00 %
70-7045-0000 - AUDIT/REVIEW/TX RETURN	200.00	250.00	25.00 %
70-7055-0000 - INSURANCE	2,786.25	2,965.60	6.44 %
70-7056-0000 - WORKER'S COMP	378.00	378.00	.00 %
70-7057-0000 - D&O INSURANCE	2,889.00	2,974.40	2.96 %
70-7060-0000 - LEGAL	2,500.00	2,500.00	.00 %
70-7070-0000 - LOAN PAYMENT	66,763.08	-	(100.00) %
70-7075-0000 - HOLIDAY DECORATIONS	4,500.00	4,500.00	.00 %
70-7090-0000 - LOAN INTEREST & COST	-	42,253.56	100.00 %
Total ADMINISTRATIVE EXPENSES	**96,940.61**	**73,692.27**	**(23.98) %**

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RESERVE TRANSFERS			
80-8500-0000 - INTEREST TO RESERVE	1,500.00	2,000.00	33.33 %
80-8505-0000 - GENERAL RESERVE TRANSFER	9,599.39	39,295.73	309.36 %
80-8515-0000 - PAVING RESERVE	-	10,000.00	100.00 %
Total RESERVE TRANSFERS	**11,099.39**	**51,295.73**	**362.15 %**
Total Expense	**222,540.00**	**241,460.00**	**8.50** %