

# Eagle Trace HOA

## Budget

### 2026

#### 2026 Budget

#### Income

HO Dues (Increased to \$575)	\$ 127,650.00
HO Dues Late Pmt Fees	150.00
Interest Income	1,000.00
<b>Total INCOME</b>	<b>\$ 128,800.00</b>

#### Expenses

##### ADMINISTRATIVE EXPENSES

Legal Fees	\$ 5,000.00
Accounting Software Fees	1,000.00
Bookkeeping	3,000.00
Management Fee	7,000.00
Miscellaneous	450.00
Office, Postage, & Copies	250.00
Tax Preparation & Filing Fees	175.00
Web Site Maintenance	626.40

**Total ADMINISTRATIVE EXPENSES \$ 17,501.40**

##### COMMON AREA MAINTENANCE

Fountain Maintenance	\$ 2,000.00
Entrance Maintenance	4,850.00
Irrigation Maintenance	2,500.00
Lawn Care	10,300.00
Landscape	14,350.00
Pond Maintenance	6,560.00
Seasonal Lights & Garland	2,000.00
Snow Removal	1,000.00
Street Signs	1,000.00

**Total COMMON AREA MAINTENANCE \$ 44,560.00**

##### INSURANCE & UTILITIES

Electric Utility	\$ 11,500.00
Insurance	2,030.00
Water Utility	1,000.00

**Total INSURANCE & UTILITIES \$ 14,530.00**

##### RESERVES

Opportunities/Challenges	\$ -
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**Total RESERVES \$ 0.00**

##### TREE MAINTENANCE

Leaf Sweep	\$ 7,800.00
Tree Replacement	\$ 21,610.00
EAB Tree Treatment	22,890.00

**Total TREE MAINTENANCE \$ 52,300.00**

**Total Expenses \$ 128,891.40**

**Net Income -\$ 91.40**

# Expenses by Vendor Summary

## Eagle Trace HOA

January 1-November 12, 2025

VENDOR	TOTAL
	-242.77
Angel Oak Tree Care	15,780.00
Aqua Doc Cincinnati	6,560.00
Bank Service Fee	30.00
Bargersville Utilities	272.95
Brad Johnson	1,900.00
Deluxe for Business	188.50
Erie Insurance	1,801.00
HOA Express	626.40
Indiana Turf and Irrigation	10,355.00
JC REMC	1,467.04
Jeanine Isham	509.35
Jim Gearries	7,000.00
Johnson County REMC	7,385.31
Kristel's Tax & Accounting	150.00
Legend Service Company	290.00
Nick's Lawn Care	575.00
Patriot Lawn & Landscaping, LLC	12,272.24
QuickBooks Payments	1,613.85
Sodrel Lawnsapes	13,578.58
USPS	225.00
Yard Signs	100.58
<b>TOTAL</b>	<b>\$82,438.03</b>

**Eagle Trace HOA**  
**Expense Transaction Detail by Account**  
January 1 - November 12, 2025

Date	Transaction Type	Num	Name	Memo/Description	Split	Amount	Balance
<b>ADMINISTRATIVE EXPENSES</b>							
<b>Accounting Software Fees</b>							
01/31/2025	Check	SVCCHRG		To be reversed next month	JCBank - Smart Inv Savings	15.00	15.00
02/03/2025	Deposit			Service Charge Refund	JCBank - Smart Inv Savings	-15.00	0.00
02/07/2025	Expense		QuickBooks Payments	INTUIT ACCTVERIFY	JCBank - Checking	0.33	0.33
02/07/2025	Deposit			INTUIT ACCTVERIFY	JCBank - Checking	-0.24	0.09
02/07/2025	Deposit			INTUIT ACCTVERIFY	JCBank - Checking	-0.09	0.00
02/28/2025	Expense		Bank Service Fee	SERVICE CHARGE	JCBank - Smart Inv Savings	15.00	15.00
03/03/2025	Deposit			Service Charge Refund	JCBank - Smart Inv Savings	-15.00	0.00
03/31/2025	Expense		Bank Service Fee	SERVICE CHARGE	JCBank - Smart Inv Savings	15.00	15.00
04/08/2025	Deposit			Service Charge Refund	JCBank - Smart Inv Savings	-15.00	0.00
07/02/2025	Check		QuickBooks Payments		JCBank - Checking	970.00	970.00
<b>Total for Accounting Software Fees</b>						<b>\$</b>	<b>970.00</b>
<b>Management Fee</b>							
01/27/2025	Journal Entry	23		Management fee	-Split-	1,750.00	1,750.00
01/31/2025	Journal Entry	34		Reverse duplicate expense for quarterly mgmt fee	-Split-	-1,750.00	0.00
01/31/2025	Expense		Jim Gearries	Quarterly management fee	JCBank - Checking	1,750.00	1,750.00
06/09/2025	Check	5015	Jim Gearries		JCBank - Checking	1,750.00	3,500.00
07/10/2025	Check	5019	Jim Gearries		JCBank - Checking	1,750.00	5,250.00
11/11/2025	Bill		Jim Gearries	Quarterly management fee	Accounts Payable	1,750.00	7,000.00
<b>Total for Management Fee</b>						<b>\$</b>	<b>7,000.00</b>
<b>Office, Postage, &amp; Copies</b>							
01/27/2025	Expense		USPS	PO box renewal	Checking-Chase (deleted)	225.00	225.00
02/18/2025	Expense		Deluxe for Business	Check order for new JCBank checking account	JCBank - Checking	188.50	413.50
<b>Total for Office, Postage, &amp; Copies</b>						<b>\$</b>	<b>413.50</b>
<b>Payment Processing Fees</b>							
02/13/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	0.02	0.02
02/15/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	133.65	133.67
02/15/2025	Journal Entry	33		Reverse QB Payment fee recorded in error	-Split-	-133.65	0.02
02/18/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	39.60	39.62
02/19/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	4.95	44.57
02/20/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	14.85	59.42
02/21/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	49.50	108.92
02/25/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	9.90	118.82
02/25/2025	Deposit			Payment processing fees withheld from 2/25	JCBank - Checking	133.65	252.47
02/26/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	9.90	262.37
02/27/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	19.80	282.17
02/28/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	24.75	306.92
03/02/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	14.85	321.77
03/02/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	14.85	336.62
03/03/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	79.20	415.82
03/04/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	29.70	445.52
03/05/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	24.75	470.27

03/06/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	24.75	495.02
03/07/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	49.50	544.52
03/09/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	29.70	574.22
03/09/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	29.70	603.92
03/11/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	14.85	618.77
03/12/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	14.85	633.62
03/14/2025	Expense		QuickBooks Payments	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.	JCBank - Checking	9.90	643.52
<b>Total for Payment Processing Fees</b>						<b>\$</b>	<b>643.52</b>
<b>Tax Preparation &amp; Filing Fees</b>							
03/06/2025	Bill	6582206055	Jeanine Isham	Reimbursement for Business Entity Report filing with Secretary of State's office	Accounts Payable	22.50	22.50
03/20/2025	Bill	3916	Kristel's Tax & Accounting	Form 1120H (HOA tax) and IN state tax return	Accounts Payable	150.00	172.50
<b>Total for Tax Preparation &amp; Filing Fees</b>						<b>\$</b>	<b>172.50</b>
<b>Web Site Maintenance</b>							
04/14/2025	Expense		HOA Express		JCBank - Checking	626.40	626.40
<b>Total for Web Site Maintenance</b>						<b>\$</b>	<b>626.40</b>
<b>Total for ADMINISTRATIVE EXPENSES</b>						<b>\$</b>	<b>9,825.92</b>
<b>COMMON AREA MAINTENANCE</b>							
<b>Fountain Maintenance</b>							
09/24/2025	Check	5022	Aqua Doc Cincinnati		JCBank - Checking	800.00	800.00
<b>Total for Fountain Maintenance</b>						<b>\$</b>	<b>800.00</b>
<b>Guardhouse Maintenance</b>							
06/06/2025	Check	5014	Brad Johnson		JCBank - Checking	1,900.00	1,900.00
<b>Total for Guardhouse Maintenance</b>						<b>\$</b>	<b>1,900.00</b>
<b>Irrigation</b>							
05/14/2025	Expense		Indiana Turf and Irrigation		JCBank - Checking	470.00	470.00
06/23/2025	Check		Indiana Turf and Irrigation		JCBank - Checking	190.00	660.00
08/14/2025	Check		Indiana Turf and Irrigation		JCBank - Checking	570.00	1,230.00
09/12/2025	Check		Indiana Turf and Irrigation		JCBank - Checking	285.00	1,515.00
10/07/2025	Check		Indiana Turf and Irrigation		JCBank - Checking	965.00	2,480.00
11/10/2025	Bill	2472	Indiana Turf and Irrigation	Winterize Irrigation System	Accounts Payable	375.00	2,855.00
<b>Total for Irrigation</b>						<b>\$</b>	<b>2,855.00</b>
<b>Landscape</b>							
03/13/2025	Bill	2777	Patriot Lawn & Landscaping, LLC	Cleared treeline on backside of Pond 4	Accounts Payable	2,850.00	2,850.00
04/01/2025	Bill	2786	Patriot Lawn & Landscaping, LLC	Monthly installment pmt - 3/18 spring clean up, drain cleaning & tree trimming	Accounts Payable	1,177.78	4,027.78
05/14/2025	Expense		Patriot Lawn & Landscaping, LLC		JCBank - Checking	1,177.78	5,205.56
06/11/2025	Check		Patriot Lawn & Landscaping, LLC		JCBank - Checking	1,177.78	6,383.34
07/03/2025	Check		Patriot Lawn & Landscaping, LLC		JCBank - Checking	1,177.78	7,561.12
08/14/2025	Check		Patriot Lawn & Landscaping, LLC		JCBank - Checking	1,177.78	8,738.90
09/15/2025	Check		Patriot Lawn & Landscaping, LLC		JCBank - Checking	1,177.78	9,916.68
10/03/2025	Check		Patriot Lawn & Landscaping, LLC		JCBank - Checking	1,177.78	11,094.46
11/05/2025	Expense		Patriot Lawn & Landscaping, LLC		JCBank - Checking	1,177.78	12,272.24
<b>Total for Landscape</b>						<b>\$</b>	<b>12,272.24</b>
<b>Lawn Care</b>							
03/01/2025	Bill	12493	Sodrel Lawnsapes	Invoice #1 of 8 for grounds mgmt contract	Accounts Payable	1,643.75	1,643.75
04/01/2025	Bill	12514	Sodrel Lawnsapes	Invoice #2 of 8 for grounds management contract	Accounts Payable	1,715.18	3,358.93
05/29/2025	Check		Sodrel Lawnsapes		JCBank - Checking	1,643.75	5,002.68
06/10/2025	Check	5016	Sodrel Lawnsapes		JCBank - Checking	1,715.18	6,717.86
07/10/2025	Check	5018	Sodrel Lawnsapes		JCBank - Checking	1,715.18	8,433.04

08/20/2025	Check	5020	Sodrel Lawnsclapes		JCBank - Checking	1,715.18	10,148.22
09/16/2025	Check	5021	Sodrel Lawnsclapes		JCBank - Checking	1,715.18	11,863.40
10/27/2025	Check	5023	Sodrel Lawnsclapes		JCBank - Checking	1,715.18	13,578.58
11/10/2025	Bill	2472	Indiana Turf and Irrigation	Leaf Vacuum	Accounts Payable	7,500.00	21,078.58
<b>Total for Lawn Care</b>						<b>\$</b>	<b>21,078.58</b>
<b>Pond Maintenance</b>							
04/03/2025	Bill	1199499	Aqua Doc Cincinnati	April 2025 charge for pond management program	Accounts Payable	2,880.00	2,880.00
07/10/2025	Check	5017	Aqua Doc Cincinnati		JCBank - Checking	2,880.00	5,760.00
<b>Total for Pond Maintenance</b>						<b>\$</b>	<b>5,760.00</b>
<b>Seasonal Lights &amp; Garland</b>							
02/07/2025	Check	1001	Jeanine Isham	Reimbursement for garland purchased at Wayfair	JCBank - Checking	486.85	486.85
<b>Total for Seasonal Lights &amp; Garland</b>						<b>\$</b>	<b>486.85</b>
<b>Snow Removal</b>							
01/27/2025	Journal Entry	23		Counter check withdrawal	-Split-	150.00	150.00
02/01/2025	Bill	7	Nick's Lawn Care	January snow removal	Accounts Payable	575.00	725.00
<b>Total for Snow Removal</b>						<b>\$</b>	<b>725.00</b>
<b>Street Signs</b>							
05/30/2025	Check		Yard Signs		JCBank - Checking	100.58	100.58
<b>Total for Street Signs</b>						<b>\$</b>	<b>100.58</b>
<b>Total for COMMON AREA MAINTENANCE</b>						<b>\$</b>	<b>45,978.25</b>
<b>INSURANCE &amp; UTILITIES</b>							
<b>Electric Utility</b>							
01/27/2025	Expense		JC REMC	Johnson County REMC - monthly ACH	Checking-Chase (deleted)	13.48	13.48
01/27/2025	Expense		JC REMC	Johnson County REMC - monthly ACH	Checking-Chase (deleted)	13.48	26.96
01/27/2025	Expense		JC REMC	JC REMC xxxx2210	JCBank - Checking	26.96	53.92
01/27/2025	Expense		JC REMC	Johnson County REMC - monthly ACH	Checking-Chase (deleted)	13.48	67.40
01/27/2025	Expense		JC REMC	JC REMC xxxx5710	JCBank - Checking	30.28	97.68
01/27/2025	Expense		JC REMC	JC REMC xxxx9411	JCBank - Checking	13.48	111.16
01/27/2025	Expense		JC REMC	JC REMC xxxx0710	JCBank - Checking	38.00	149.16
01/27/2025	Expense		JC REMC	Johnson County REMC - monthly ACH	Checking-Chase (deleted)	13.48	162.64
01/27/2025	Expense		JC REMC	Johnson County REMC - monthly ACH	Checking-Chase (deleted)	13.48	176.12
01/27/2025	Expense		JC REMC	JC REMC xxxx2010	JCBank - Checking	47.00	223.12
01/27/2025	Journal Entry	23		REMC rebate received	-Split-	-362.44	-139.32
01/27/2025	Expense		JC REMC	JC REMC xxxx1810	JCBank - Checking	417.94	278.62
01/27/2025	Expense		JC REMC	JC REMC xxxx2110	JCBank - Checking	13.48	292.10
01/27/2025	Expense		JC REMC	Johnson County REMC - monthly ACH	Checking-Chase (deleted)	13.48	305.58
02/07/2025	Check	1041	Johnson County REMC	Single electric account not properly transferred to JCB so needed to cut manual check	JCBank - Checking	40.15	345.73
02/25/2025	Expense		Johnson County REMC	Johnson Co REMC ELEC PYMT XXXXXX7010	JCBank - Checking	702.02	1,047.75
03/25/2025	Expense		Johnson County REMC	Johnson Co REMC ELEC PYMT XXXXXX7010	JCBank - Checking	701.02	1,748.77
04/23/2025	Expense		JC REMC		JCBank - Checking	799.02	2,547.79
05/23/2025	Check		Johnson County REMC		JCBank - Checking	1,016.02	3,563.81
06/24/2025	Check		Johnson County REMC		JCBank - Checking	998.02	4,561.83
07/23/2025	Check		Johnson County REMC		JCBank - Checking	1,005.02	5,566.85
08/24/2025	Check		Johnson County REMC		JCBank - Checking	981.02	6,547.87
09/23/2025	Check		Johnson County REMC		JCBank - Checking	923.02	7,470.89
10/23/2025	Expense		Johnson County REMC	Johnson Co REMC ELEC PYMT XXXXXX7010	JCBank - Checking	1,019.02	8,489.91
<b>Total for Electric Utility</b>						<b>\$</b>	<b>8,489.91</b>
<b>Insurance</b>							

02/28/2025	Bill	Erie Insurance	Business package insurance renewal - 2025	Accounts Payable	1,801.00	1,801.00
<b>Total for Insurance</b>					<b>\$</b>	<b>1,801.00</b>
<b>Water Utility</b>						
01/27/2025	Expense	Bargersville Utilities	Bargersville water - monthly ACH	Checking-Chase (deleted)	10.29	10.29
02/11/2025	Expense	Bargersville Utilities	Bargersville Tow PAYMENT XXXXXXXX0717964	JCBank - Checking	10.42	20.71
03/11/2025	Expense	Bargersville Utilities	Bargersville Tow PAYMENT XXXXXXXX0732722	JCBank - Checking	10.29	31.00
04/11/2025	Expense	Bargersville Utilities	Bargersville Tow PAYMENT XXXXXXXX0748030	JCBank - Checking	10.29	41.29
05/13/2025	Expense	Bargersville Utilities		JCBank - Checking	10.29	51.58
06/11/2025	Check	Bargersville Utilities		JCBank - Checking	26.66	78.24
07/11/2025	Check	Bargersville Utilities		JCBank - Checking	38.84	117.08
08/12/2025	Check	Bargersville Utilities		JCBank - Checking	52.36	169.44
09/11/2025	Check	Bargersville Utilities		JCBank - Checking	54.69	224.13
10/14/2025	Expense	Bargersville Utilities	Bargersville Tow PAYMENT XXXXXXXX0748030	JCBank - Checking	48.82	272.95
<b>Total for Water Utility</b>					<b>\$</b>	<b>272.95</b>
<b>Total for INSURANCE &amp; UTILITIES</b>					<b>\$</b>	<b>10,563.86</b>
<b>RESERVES</b>						
<b>Opportunities/Challenges</b>						
08/27/2025	Check	Legend Service Company	Drainage easement camera review - Legend Service Co	JCBank - Checking	290.00	290.00
<b>Total for Opportunities/Challenges</b>					<b>\$</b>	<b>290.00</b>
<b>Total for RESERVES</b>					<b>\$</b>	<b>290.00</b>
<b>TREE MAINTENANCE</b>						
<b>EAB Treatment</b>						
11/11/2025	Bill	Angel Oak Tree Care	EAR treatment, Inject all ash trees in all 4 sections	Accounts Payable	15,780.00	15,780.00
<b>Total for EAB Treatment</b>					<b>\$</b>	<b>15,780.00</b>
<b>Total for TREE MAINTENANCE</b>					<b>\$</b>	<b>15,780.00</b>
<b>Not Specified</b>						
02/09/2025	Payment	lot1 166 (deleted)	Created by QB Online to link credits to charges.	Accounts Receivable		
02/28/2025	Bill Payment (Check)	Nick's Lawn Care	Voided	Accounts Payable	0.00	0.00
02/28/2025	Bill Payment (Check)	Erie Insurance	Voided	Accounts Payable	0.00	0.00
02/28/2025	Bill Payment (Check)	Sodrel Landscapes	Voided	Accounts Payable	0.00	0.00
09/02/2025	Payment	Lot 115		Accounts Receivable	0.00	0.00
<b>Total for Not Specified</b>					<b>\$</b>	<b>0.00</b>